

MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
JUNE 13, 2019 at 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM

City of Lakewood
Architectural Board of Review
Approved as set forth in the minutes

of JUL 11 2019 meeting.

1. Roll Call

Board Members

Robert Donaldson, Vice Chairperson
Brian Grambort
Amy Haney, Chairperson
David Maniet
John Waddell

Others

Alex Harnocz, Planner, Board Secretary
Bryce Sylvester, Director, Planning and Development
Allison Hennie, Urban Designer

CHAIRMAN

2. Approve the minutes of the May 9, 2019 meeting.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the May 9, 2019 meeting minutes. All the members voting yea, the motion passed.

3. Approve the minutes of the May 28, 2019 Special Meeting.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the May 28, 2019 Special Meeting minutes. All the members voting yea, the motion passed.

4. Opening Remarks

Mr. Harnocz read the Opening Remarks into record.

Items 15, 18, and 22 were Summary Approved at the pre-review meeting on June 6, 2019. A motion and a second are needed for approval.

SUMMARY APPROVED

SIGN REVIEW

15. Docket No. 06-49-19

**13000 Athens Avenue
Lakewood Tool Box**

- () Approve
- () Deny
- () Defer

Ian Andrews, Executive Director
LakewoodAlive
14701 Detroit Avenue, LL10
Lakewood, Ohio 44107

Applicant proposes signage for the Lakewood Tool Box. (Page 108)

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request. Mr. Grambort, Ms. Haney., Mr. Maniet, Mr. Waddell voting yea, and Mr. Donaldson abstaining, the motion passed.

18. Docket No. 06-52-19

**12900 Lake Avenue
Summer House**

- () Approve
- () Deny
- () Defer

Anthony Asimou
Asimou Architects
7540 Old Mill Road
Gates Mills, Ohio 44040

Applicant proposes four signs for new restaurant at Carlyle Condominiums. (Page 135)

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the request. All the members voting yea, the motion passed.

[illegible]

() Approve	Jessica Ruff
() Deny	Ruff Neon Sign & Lighting
() Defer	295 W. Prospect St.
	Painesville, Ohio 44077

Applicant proposes to replace existing faces and add bowling pin above existing sign. (Page 168)

A motion was made by Ms. Haney, seconded by Mr. Grambort to **APPROVE** the request. All the members voting yea, the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

5. Docket No. 05-37-19 R 13880 Edgewater Drive

() Approve Steven Tomasone
() Deny 7231 Forestwood Drive
() Defer Independence, Ohio 44131

Applicant proposes the demolition of an existing home and the construction of a new home. (Page 5)

Steven Tomasone, applicant was present to explain the updated request. The Board members (“members”) liked the revisions to the south elevation and asked about front step materials. Administrative staff (“staff”) had no comments or questions. Public comment was closed as no one addressed the issue.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request. All the members voting yea, the motion passed.

NEW BUSINESS
ARCHITECTURAL BOARD OF REVIEW

14.	Docket No. 06-48-19	C	13701/13901 Detroit Ave and 1406 Wyandotte Ave Detroit and Bunts Market Rate Apartments
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() Approve Jerome Solove
() Deny Jerome Solove Development, Inc.
() Defer 470 Olde Worthington Road, Suite 200
Westerville, Ohio 43082

Applicant proposes to build a mixed-use structure with parking to be evaluated under C3 zoning; ABR review under Chapter 1325. (Page 75)

Staff provided a short presentation. Bhakti Bania, BBCo Design was present to explain the request. Staff presented a zoning analysis. The staff asked about the intended use of the vacant parcel, stormwater management, landscaping guidelines, suggested to reverse the L-shaped building, asked about a move-in lobby, service truck access, the east parking lot needs work, pedestrian traffic flow, the use of pervious pavers, snow and ice removal, commercial parking, flow of traffic within the parking lots, elevations

needed more architectural detailing, lighten the top portion of the building, discussed materials, recess the top two or three floors for dimension/articulation, wanted a floor plan, the NW corner was the gateway, fencing, et cetera. Public comment was taken.

Concerns/questions:

- Was not supportive of the site flip.
- Windows too busy, reduce size of mullions.
- U-shaped building.
- How does the commercial space calculate in the overall square footage?
- How does the commercial parking work?
- Would parking need to be rezoned?
- No variances should be given for this number of units.
- Parking circulation and control are very confusing.
- Appreciated the developer's efforts to address the concern.
- Curb the walk areas for the complex parking
- Visibility at the corners of both streets is a necessity.
- Depth areas and reveals are needed for a more residential look.
- Will the cost of parking be included in the rent?
- Concern that on street parking will be easier.
- Malfunction of the parking gates.
- How many HVAC units will be on top of the building?
- How many towers will be allowed on top of the building?
- Wanted information about the parking canopies.
- What type of fencing would be used?
- Landscaping?
- Did not like the parking lot fronting Detroit Avenue.
- Advocated for a U-shaped building.
- Concern about noise from tenants and traffic.
- Balconies facing residential areas were a concern.
- How do cars queue at gates?
- Where will employees and customers park?
- Snow removal.
- Hours for outdoor amenities.
- Move-in lobby.
- Street crossing.
- Make Parkwood Road a dead-end street.
- West parking only has ingress/egress onto Parkwood Road.
- Giel Avenue traffic.
- Traffic study.
- Will there be enough parking?
- Will light and shadow affect the building north of Detroit?

Comments from members and staff:

- Clarify the commercial space on the ground floor.
 - 2,500 to 6,000 square feet was being proposed on the corner of Wyandotte and Detroit.
- Clarify the zoning process of the parking lot.
 - Residential lot, PPN 315-01-069 is a parking lot currently; a conditional use that is determined by the Planning Commission. ABR approves designs. No rezoning was required.
- The L-shaped building needed more depth along Parkwood Road; more massing was needed on Detroit.
- Safety of pedestrians was paramount.

[illegible]

() Approve
() Deny
() Defer

William Rust
1275 Cook Avenue
Lakewood, Ohio 44107

Applicant proposes to convert a two-family home into a single-family home, facade modifications. (Page 41)

Staff announced the applicant requested a deferral until the meeting in July.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the request until the July 11, 2019 meeting. All the members voting yea, the motion passed.

11. Docket No. 06-45-19 R 15107 Edgewater Drive

() Approve
() Deny
() Defer

John Balliett
15107 Edgewater Drive
Lakewood, Ohio 44107

Applicant proposes to remove an attached two bay garage and replace with new garage, second floor addition, and hip roof.
(Page 45)

John Balliett, applicant was present to explain the request. The members and staff said the plans were going in the right direction, the proposal's details were lacking, and an architect was needed.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the request until the July 11, 2019 meeting. All the members voting yea, the motion passed.

12. Docket No. 06-46-19 R 1247 Gladys Avenue

☐ Approve
☐ Deny
☐ Defer

Bob Bloomer
Better Homes Remodeling
4115 West 210th Street
Fairview Park, Ohio 44126

Applicant proposes porch renovation: new floor, rails, brick pillar and footers. (Page 61)

Bob Bloomer, Better Homes Remodeling, applicant was present to explain the request. Staff and members asked about the pillars and wanted them to match existing. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following conditions(s):

- Any rebuilt piers would match the existing.
- Any new columns would match the existing.
- 29" railing on first floor.
- 36" railing on second floor in the veranda.

All the members voting yea, the motion passed.

13. Docket No. 06-47-19 R 1463 Graber Drive

☐ Approve
☐ Deny
☐ Defer

Joshua Ronschke
1463 Graber Drive
Lakewood, Ohio 44107

Applicant proposes a new front porch addition. (Page 69)

Joshua Ronschke, applicant was present to explain the request; the front door would be relocated, and a new window installed. Discussion ensued about adding a center post/column, dimension of column, materials, railing, and colors. The door and window would be discussed at another meeting. Staff had no concerns or questions. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition(s):

- The square posts are 12" x 12".
- Infill with lattice underneath the porch.
- Add a center post up to the railing.
- All siding will match the existing.
- Roof will match the existing.
- The one stair railing will match the detail of the porch railing.

All the members voting yea, the motion passed.

17. **Docket No. 06-51-19**

**14863 Detroit Avenue
Super Cuts**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Lou Belknap
Agile Sign & Lighting
35280 Lakeland Boulevard
Eastlake, Ohio 44095

Applicant proposes to remove old signs and install new branding for Super Cuts. (Page 128)

Tony Ronicella, Agile Sign & Lighting was present to explain the request. The client did not object to the change to the raceway from one thick to two thinner ones. It was noted the fonts in the multi-tenant sign had to match. Staff had no questions or concerns. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition(s):

- The multi-tenant sign font would match the other fonts in the multi-tenant sign.

All the members voting yea, the motion passed.

SIGN REVIEW

16. **Docket No. 06-50-19**

**14013 Detroit Avenue
GetGo**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Kathy Clarke
ACE Lighting Services
1260 Moore Road, #H
Avon, Ohio 44011

Applicant proposes the re-branding of the GetGo signs. (Page 110)

Scott Brown, representative for ACE Lighting Services was present to explain the request. Staff supported the proposal once the signs were reduced in size. The members liked the changes and logo. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

19. **Docket No. 06-53-19**

14507 Madison Avenue

Chilly Kicks

- () Approve
- () Deny
- () Defer

Mohammad Darowich
Chilly Kicks
35055 Lisle Court
Willoughby, Ohio 44094

Applicant proposes to re-ace existing cabinet sign and window signage. (Page 147)

Mohammad Darowich, Chilly Kicks, applicant was present to explain the request. Members did not like the white color of the lit box. It was suggested to black-out the white around the logo; only the logo would be illuminated. Staff had no other comments. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition(s):

- Illumination is only for the logo, and the rest of the white is blacked-out.
- “Sneaker Shop” in both locations is white, not red.

All the members voting yea, the motion passed.

20. **Docket No. 06-54-19**

**14815 Madison Avenue
Walgreens**

- () Approve
- () Deny
- () Defer

Heather English
Allen Industries Inc.
7844 W. Central Avenue
Toledo, Ohio 43617

Applicant proposes new panels in monument sign with tag line, new interior tower icon behind tower glass. (Page 152)

Cindy Walters, Allen Industries, Inc. was present to explain the request. Discussion ensued among the members, staff, and representative about lighting, background, etc. It was declared for the record, that sign approval would be for what was presented and no other signage. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition(s):

- The red and white colors are reversed in the cabinet sign.

All the members voting yea, the motion passed.

21. **Docket No. 06-55-19**

**15721 Madison Avenue
The Emerald Room**

- () Approve
- () Deny
- () Defer

Steven Foster
The Sign & Graphics Firm

Applicant proposes storefront signage in signboard and window. (Page 165)

Steven Foster, The Sign & Graphics Firm, applicant was present to explain the request. discussion continued about the sign board materials and verbiage. The vinyl in the window would remain. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition(s):

- The words “Salon”, “Spa”, and “Shop” are removed from the sign board.
- “The Emerald Room” is centered within the sign board.

All the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 02-09-19

C 13701/13901 Detroit Ave and 1406 Wyandotte Ave
Detroit and Bunts Market Rate Apartments

() Approve

() Deny

() Defer

Jerome Solove

Jerome Solove Development, Inc.

470 Olde Worthington Road, Suite 200

Westerville, Ohio 43082

Applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is in a C3, Commercial, General Business district. (Page 7)

***The applicant has requested a deferral from the June meeting; presentation will be on the July 11, 2019 meeting.**

A motion was made by Ms. Haney, seconded by Mr. Grambort to **DEFER** the request. All the members voting yea, the motion passed.

7. Docket No. 03-20-19

C 16000 and 15801 Detroit Avenue
Market Rate Apartments

() Approve

() Deny

() Defer

Jerome Solove

Jerome Solove Development, Inc.

470 Olde Worthington Road, Suite 200

Westerville, Ohio 43082

Applicant proposes a mixed-use development consisting of approximately 150 market rate, three-story apartments and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues. (Page 11)

***The applicant has requested a deferral from the June meeting; presentation will be on the July 11, 2019 meeting.**

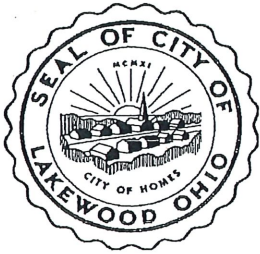
A motion was made by Ms. Haney, seconded by Mr. Grambort to **DEFER** the request. All the members voting yea, the motion passed.

ADJOURN

A motion was made by Ms. Haney, seconded by Mr. Waddell to **ADJOURN** at 8:30 p.m. All the members voting yea, the motion passed.

Signature

Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. STeven Tomaszewski
2. BHAKTI BANIA
3. Steve Skaradas
4. Mike Adams
5. Robert Rose Cardow Clymer
6. Cardow
7. Paul Wank
8. Cody Miller
9. Peggy Jones
10. Ann Martin
11. Tom Clymer

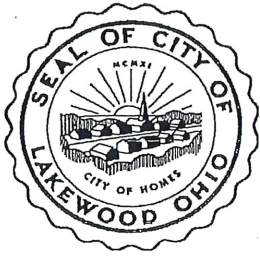
[Signature]
Bania
[Signature]
Michaela
Malika Lakshmi 1532 Parkwood
1525 PARKWOOD
13984 Clifton Blvd
1521 Parkwood
1432 Parkwood
1269 GIE

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: June 13, 2019 - Thursday



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. ARIF STAGH
2. John Dufface
3. Bob Br
4. JOSHUA RONSCHKE
5. Tony Runicella
6. Scott Brown
7. Mohammad Darowich
8. Cindy Walters
9. Steven Foster
10. _____
11. _____

1. [Signature]
2. [Signature]
3. Robertson
4. [Signature]
5. [Signature]
6. Scott Br
7. Michael Duff
8. Cindy Walters
9. Steven Foster
10. _____
11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: June 13, 2019 - Thursday

MIXED USE PROJECT
05.10.2019

THE VIEW ON DETROIT EAST LAKEWOOD OH

Solove
Real Estate BBCODESIGN





3
 THE VIEW ON DETROIT EAST
 04.12.2019

THE VIEW ON DETROIT EAST

VIEW FROM DETROIT LOOKING SOUTHEAST : AFTERNOON

Solove
 Real Estate BBCO DESIGN

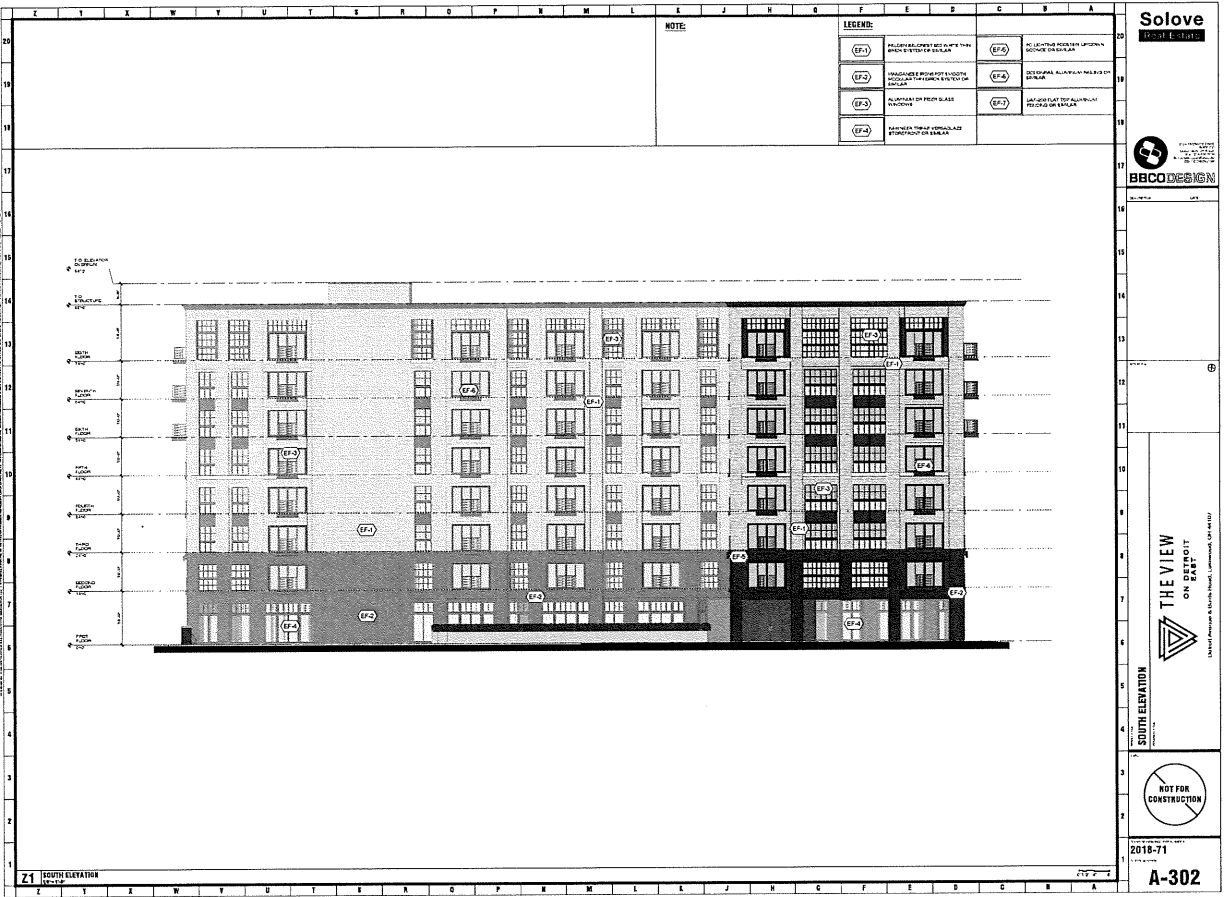


4
 THE VIEW ON DETROIT EAST
 04.12.2019

THE VIEW ON DETROIT EAST

VIEW FROM DETROIT LOOKING SOUTHEAST : EVENING

Solove
 Real Estate BBCO DESIGN



Solove
REAL ESTATE

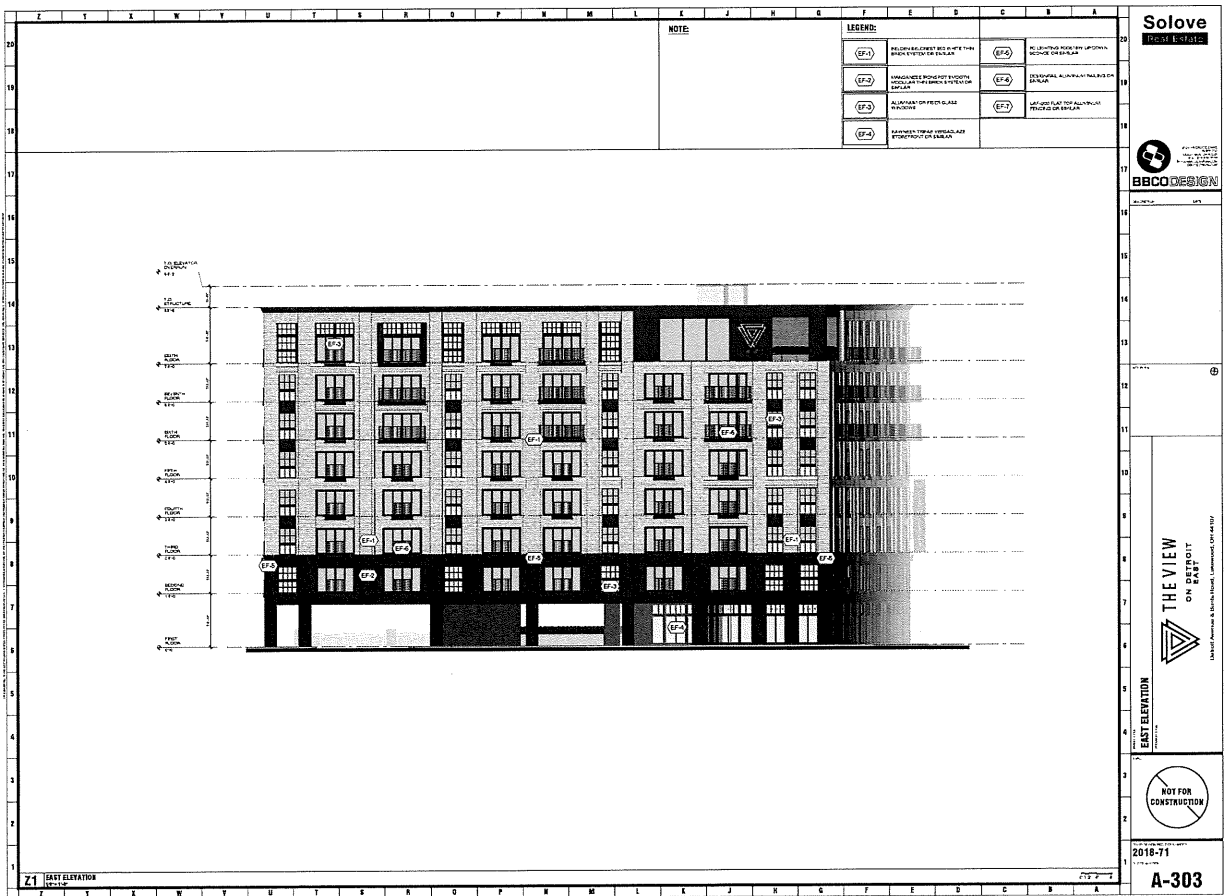
BBCO DESIGN

THE VIEW ON DETROIT EAST

NOT FOR CONSTRUCTION

2018-71

A-302



Solove
REAL ESTATE

BBCO DESIGN

THE VIEW ON DETROIT EAST

NOT FOR CONSTRUCTION

2018-71

A-303



White Bricks: Belcrest 650

SPL ID: 00002240

STANDARDS						
(Meets grade SW for all)						
PLANT 3 MOLDED	FACE BRICK	TYPE	TEXTURE	COMP.	CW	IRA
	C216	FBA	Sand Mold (12)	6,220 psi	6.3	13.3
	THIN BRICK	TBA				
	C1088					
Cleaning Recommendation	Balden Brick recommends using Sure Klean Vana Tro® to clean this product. Alternatively, Eaco Chem NMD 800® can be used to clean any of our brick.					



SIZES	WIDTH	HEIGHT	LENGTH	THIN FLAT BACK	THIN DOVETAIL	UNITS / SQ. FT.
Modular	3 5/8"	2 1/4"	7 5/8"	3/4" / 19mm	X	6.85
	92mm	57mm	194mm			

Any size not listed is unavailable



EF-2



CCL



TABS Stone Systems
Designer Thin Stone

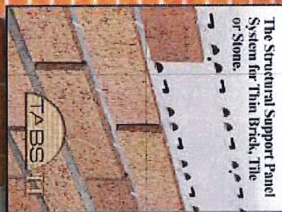
EF-1

EF-2

- Limestone & Cast Stone
- G-90 Galvanized
- 26 Gauge (.018) Thickness
- Mortar Tie System
- Full 25 Year Warranty

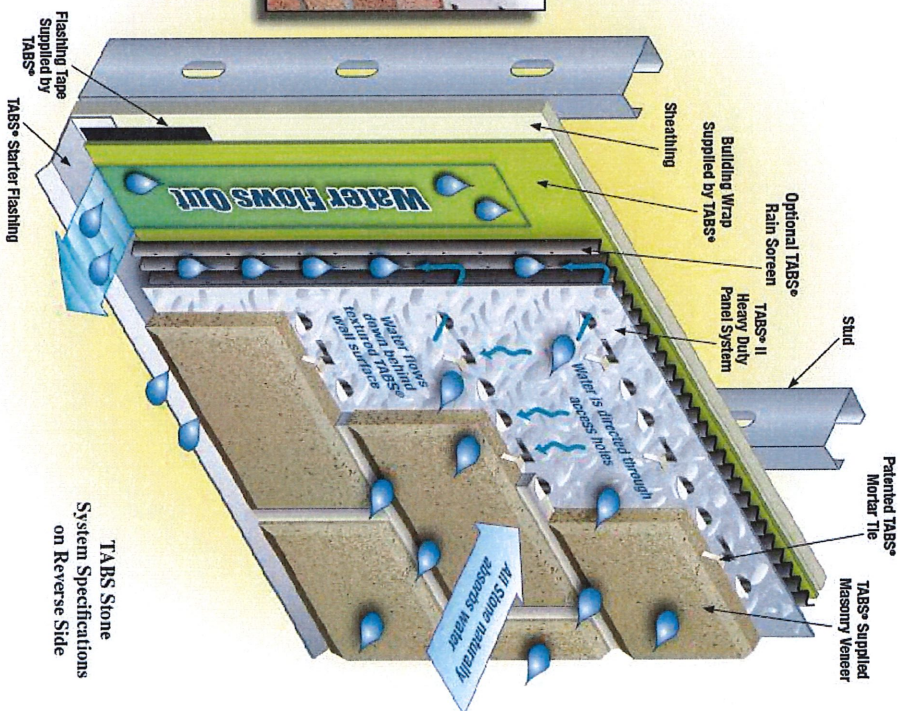


The Structural Support Panel System for Thin Brick, Tile or Stone.



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Phone: 616.554.5400
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tabswall@sbglobal.net
www.tabswallsystems.com

TABS Wall Systems is pleased to offer architects, owners & developers the highest quality Structural Steel Support Panel System for Thin Veneer Limestone and Cast Stone.



**TABS Stone
System Specifications
on Reverse Side**

22 Gauge G90 Hot Dipped Galvanized coated with Kynar 500 Head Flashing

Adhere Back of Arch to Head Flashing using Vertical Strips of Heavy Duty Structural Silicone Adhesive

Pre-Drilled Holes for Flat Head with Flat Back Fasteners

Locking Mechanism to be snapped into Sill Channel

Sill Edge

22 Gauge G90 Hot Dipped Galvanized coated with Kynar 500 Sill & Banding Bracket

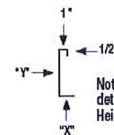
Adhere Back of Sill to Sill Bracket using Vertical Strips of Heavy Duty Structural Silicone Adhesive



**STONE
SYSTEM**

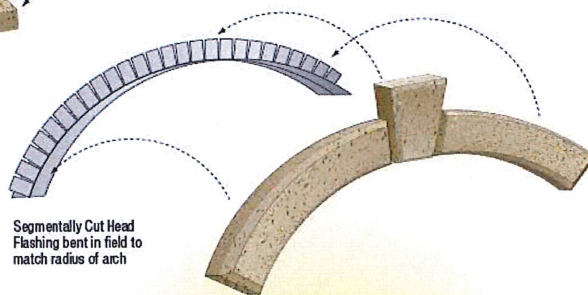
Head Flashing with Jack Arch, Surrounds, Sill, & Banding Installation Detail

Note: Prior to installing arch be sure to install code approved building wrap & flashing tape over head flashing per window manufacturer's recommendation.



Note: "X" & "Y" to be determined by Width & Height of Sill and/or Banding

Drip Edge



Segmentally Cut Head Flashing bent in field to match radius of arch



Series 2000A

Aluminum Double Hung Picture & Sliding Windows

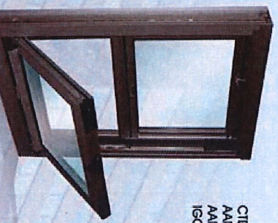
CRYSTAL
WINDOW & DOOR SYSTEMS, LTD.

EF-3

Series 2000A Aluminum Thermal-Break Tilt Windows 3 1/4" Frame Depth, 7/8" IGI

All-Round Performer

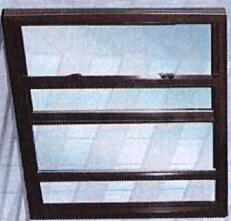
CID - 2000A
AAMA 101-DS: H-C50
AAMA 101-DS: CWPG60
IGCC-CBA



CIP - 2100
AAMA FH-C50
IGCC-CBA



CIS - 2300
AAMA HS-C50
IGCC-CBA



Crystal 2000A D/H Windows offer these features

- AAMA Rollings - H-C50 / CWPG60
- Powder Coat Paint on Standard Colors - The ultimate environmentally friendly coating designed for durability
- Tilling Scratches - metal cleaning only
- Full Curved Lift Handle - ensures ease of operation
- Anti-Draft Head Clip Lock - automatically secures the top sash in the closed position for safety, security, and a weather-tight seal

Crystal 2100 Picture Windows offer these features

- Maximum Glass with Minimum Frame - provides a beautiful panoramic view of the out of doors
- AAMA Rollings - F-HC20
- Powder Coat Paint on Standard Colors - The ultimate environmentally friendly coating designed for durability
- Crystal 2300 2 & 3-Lite Slider Windows offer these features
- AAMA Rollings - H-C50
- Corrosion-Resistant Two-Wheel Boss Rollers - ensure smooth and quiet operation
- Powder Coat Paint on Standard Colors - The ultimate environmentally friendly coating designed for durability
- Sloped Sill - inset drain and rain water, makes cleaning easy
- Removable Sashes - makes cleaning easy

Optional Features Available on All Crystal Aluminum Series 2000A Windows include:

- Special Color Finishes - custom colors of two-tone available
- Colonial Diamond or Georgian Grid - provides the elegant appearance of divided light in the same sash
- Casement Fin - metal window inspection seal and root
- Chisel Windows or A/C Chisel Kit - provides privacy or eavesdropping at condominiums by having a longer top flange bottom sash
- Continuous Head & Sill configurations available on select 2000A windows
- Low E & Argon - for improved thermal performance
- Powder Coat Paint on Standard Colors - The ultimate environmentally friendly coating designed for durability

Crystal Window & Door Systems, Ltd.

NYC, NY HQ: 31-10 Whitehouse Expressway, Flushing, NY 11354 Tel: 800-472-7988/718-961-7300 Fax: 718-440-4594
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ALBANY, NY: 868 North Coleraine St., Albany, NY 12207 Tel: 518-437-7988 Fax: 518-437-7992
ALBANY, OH: 22297 Clamond Rd., T. B. Weiland, OH 44145 Tel: 440-871-8894 Fax: 440-871-8860
ST LOUIS, MO: 300 Kennesaw Dr., Fenton, MO 65226 Tel: 636-325-7880 Fax: 636-345-7881
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EF-3

FIBERGLASS

Pella® Impervia®

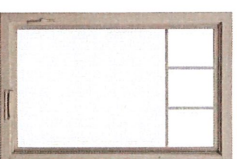
SS

FEATURES

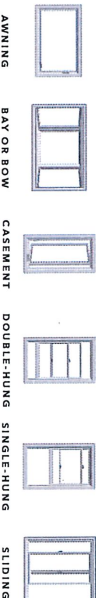
Made with Pella's patented fiberglass material, Duracast™. Exceptionally energy efficient and durable in extreme heat and cold. Versatile design features and options to deliver any style.

WINDOW STYLES

Pella Impervia casement window



Specialty shapes, custom sizes and fixed configurations are also available.*



PATIO DOOR STYLES



SLIDING



*In testing performed in accordance with ASTM testing standards, Pella's Duracast has displayed superior performance in strength, ability to withstand extreme heat and cold, and resistance to dents and scratches. Specialty shape windows are made from a non-Duracast fiberglass composite.



Colors & Finishes PELLA® IMPERVA®

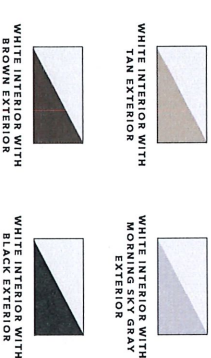
FRAME COLORS

Pella Impervia windows and patio doors feature a low-maintenance, durable powder-coat paint finish. Dual-color frames allow you to choose a different color for the exterior.

SOLID-COLOR:



DUAL-COLOR FRAMES:

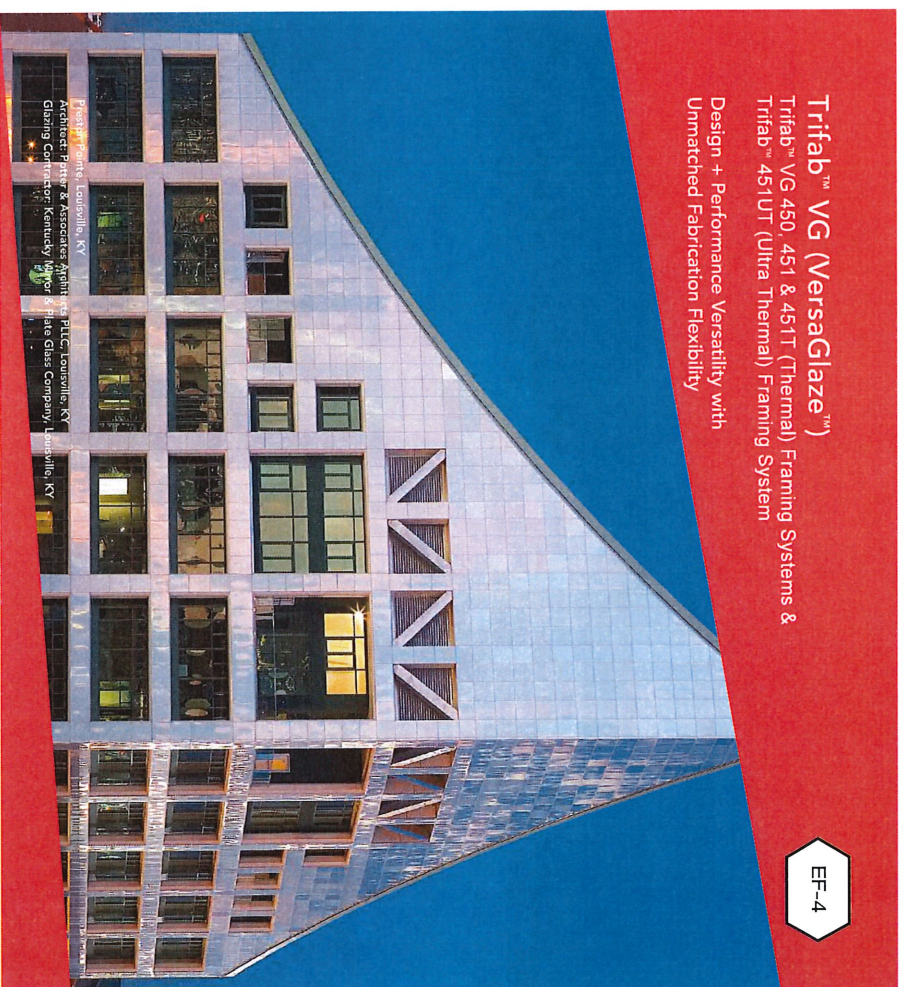


Trifab™ VG (VersaGlaze™)

Trifab™ VG 450, 451 & 451T (Thermal) Framing Systems & Trifab™ 451UT (Ultra Thermal) Framing System

Design + Performance Versatility with Unmatched Fabrication Flexibility

EF-4



Trifab™ VersaGlaze™ is built on the proven and successful Trifab™ platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The Trifab™ VersaGlaze™ family's newest addition, Trifab™ 451UT (Ultra Thermal) framing system, is designed for the most demanding thermal performance and employs a "dual" Isolock™ Thermal Break.

Aesthetics

Trifab™ VersaGlaze™ framing systems offer designers a choice of front, center, back or multi-plane glass applications. Structural silicone glazing (SSG) and Weatherseal glazing options further expand the designer's choices, allowing for a greater range of design possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth – Trifab™ VersaGlaze™ 450 has 1-3/4" sightlines, while Trifab™ VersaGlaze™ 451/451T and Trifab™ 451UT have 2" sightlines.



AN ALCOBAC COMPANY

With seamless incorporation of Kawneer entrances or windows, including GLASSent™, visually frameless ventilators, Triba™ VersaGlaze™ can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single source supplier.

Economy

- **Triba™ VersaGlaze™ 450/451/451T** framing systems offer four fabrication choices to suit your project (Triba™ 451UT available as screw spline fabrication only).
- **Screw Spline** – for economical continuous runs utilizing two piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-line units.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – Same fabrication benefits as shear block except head and sill run through.

All systems can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to SSG vertical mullions for Triba™ VersaGlaze™ 450/451/451T. This ABS/ASA rigid polymer



extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, High-Performance (HP) Flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

For the Finishing Touch

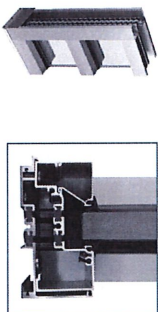
Architectural Class I anodized aluminum finishes are available in clear and Pernaodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the green element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Performance

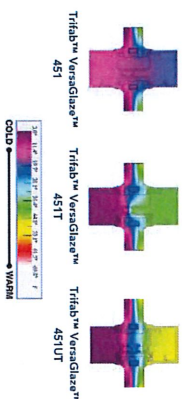
Kawneer's Isoblock™ Thermal Break process creates a composite section, prevents dry shrinkage and is available on Triba™ VersaGlaze™ 451T. For even greater thermal performance, a "dual" Isoblock™ Thermal Break is used on Triba™ 451UT.



Triba™ 451UT uses a "dual" Isoblock™ Thermal Break (right) and features a new HP (High Performance) sill design, which incorporates a screw-applied and dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Triba™ VersaGlaze™ vary depending upon the glass pane application. Project specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information).

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.

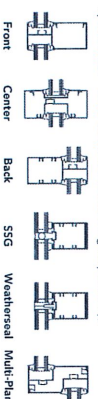


PERFORMANCE TEST STANDARDS

ASTM E 283
Air Infiltration
Water
Structural
Thermal
Thermal Break
Acoustical

Triba™ VersaGlaze™ 450/451/451T glazing options

Isoblock™ 451UT available as center set glass pane only).



Kawneer Company, Inc.
Technology Park / Atlanta
555 Gwinridge Court
Norcross, GA 30092

Kawneer.com
770.449.5555

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Triba™, VersaGlaze™, Isoblock™ and Weatherseal™ are trademarks of Kawneer Company, Inc.

FCC LIGHTING

FCC618W
FCCS0618W



DELIVERING UP TO 5000 LUMENS!

Exterior Lighting To The Next Level

EF-5

Design & Construction: FCC Lighting has developed the latest durable high output exterior cylinder line on the market. Engineered with a revolutionary heat dissipation component, these fixtures come available with style, optics choices, mounting options and accessories that create limitless possibilities for any lighting specifier's dream application. These Cylinders provide an unmatched flexibility for specifying powerful lighting with an equally sophisticated style.

Style & Accessories: Add to your dream specification with an *Angle Cut Visor* or *Up / Down Lighting* solution. With design flexibility only limited by the imagination, specifiers can create an environment with contemporary style and mood enhancing control features that complement any application. *FCC Series Cylinders* come in 4", 6", 8" and 10" diameters that are available from 6" up to 22" long.

Output and Optics Flexibility: American engineered performance features create high lumen output with a high efficacy. The engineers at FCC Lighting have designed optics options that hand over control of beam and field angle effects. *FCC Series Cylinders* are the ultimate solution that allow designers the ability to customize lighting for their clients specific needs.

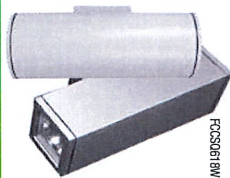
Power Dimming & EMR Flexibility: The latest development in the *FCC Series Cylinder* line created the widest variety of integral power, dimming and control solutions possible. EMR and wireless controls all compatible with Ball, DMX, EIV and 0-10V dimming protocols. Lutron Ecosystem™ compatibility and eLED drivers are also available. *FCC Series Cylinders* are the most comprehensive cylinder lighting solutions available on the market today!

Specification Sheet

RP Rev. 12/05/2018



a US Commercial Lighting Manufacturer Since 1982



EC6618W Up/Down Wall Mount Cylinders are the most versatile high output exterior cylinders in the market. These Cylinders are designed with different applications in mind. Up/Down lighting possibilities in dry, damp or wet conditions with the highest variety of mounting capabilities, power and output levels, optical distributions, and options.

Date:	Approved:
Type:	
Fixture:	
Project:	

SPECIFICATIONS

PHYSICAL	
beam spread dimensions	12° 15° 25° 40° 50° 72° 90° Asymmetric Max Wash Ellipsoidal diameter: 6.31" or square: 6" height: 17.44"
weight	8 lb
housing	heavy-walled, extruded aluminum housing with die-cast lens ring and cap with stainless steel hardware
lens	IKOS impact compliant, clear anti-glare tempered glass
mounting	mounts directly to standard recessed junction box additional holes allow unit to be attached directly to mounting surface
ingress protection	continuous silicone gasket to seal out contaminants; IP65 rated for dry, damp or wet locations
vibration resistance	compliant with IEC 60068-2-64, Sine rated AC-156
finish	7-stage chemical stage prep-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat

PERFORMANCE

color temperature	2700K 3000K 3500K 4000K 5700K
delivered lumens	2500 Lm max @ direction - Selectable in 500 Lm increments 1500 Lm max for EMI(R)
lifetime	> 70,000 hours / L70 or better
color consistency	2-step Macadam Ellipse 83 CRI standard optional 93 and 97 CRI
temperature	operating: -4°F to 104°F (-20°C to 40°C) start up: -4°F to 104°F (-20°C to 40°C) storage: -40°F to 176°F (-40°C to 80°C)
warranty	5 year limited warranty (refer to website for details)

NON-LED

CFL	130, 181, 261	socket: PL; four pin Plug-In type compact fluorescent lamp holder (lamp by others)
ballast		fluorescent electronic; UL listed ballast standard
HID	20W MH G12, 30W MH G12	socket: G12 base porcelain socket (lamp by others)
ballast		electronic ballast standard; ballast has a manufacturer issued 5 year warranty

ELECTRICAL

input voltage	Universal 120-277V AC standard	347V optional
power supply	integral Class II, electronic high-power factor > 94%	EtOLED & Lumon optional
certification	CEC Title 24 - JAB Compliant	
standards	ETL / cETL or CE, tested to UL 1598 and UL 8750 standards / IUL Class I / IES LM-79 / LM-80 / FCC Part 15	
power consumption	up to 54W max @ 120V	
dimming interface	standard: LED dimming: 0-10V, 1% optional: ELV / TRIAC / dim to off	DMX / DALI

Expanded Disclaimer: Due to continuous development and improvements, specifications are subject to change without notice. TC Lighting and Solid State Luminaire reserves the right to change the test details or specifications without notice. Product test results represent the best lighting test results and conditions. HCL Series Chandeliers are designed and produced in a safe, flame-retardant facility.

[Products](#)
[Visualize](#)
[Resources](#)

EF-6

[illegible]



Architectural Board of Review
June 13, 2019

Signs Recommended for Summary Approval:

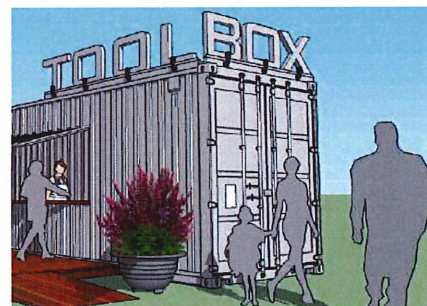
12900 Lake Ave – Summer House



15644 Madison Ave – Madison Lanes



Athens & Halstead – Lakewood Toolbox

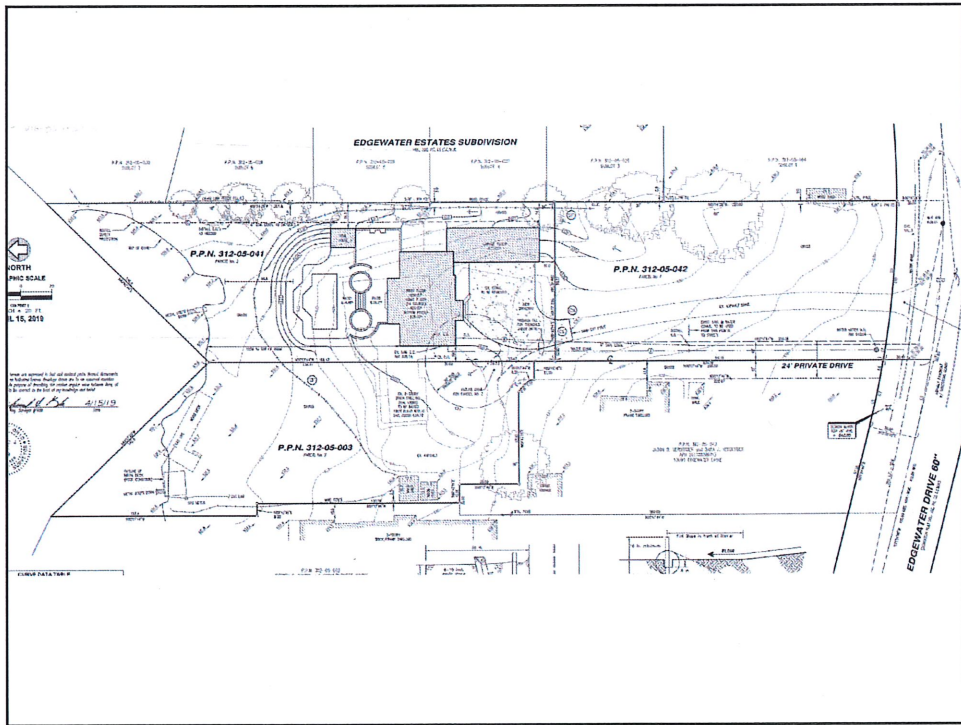


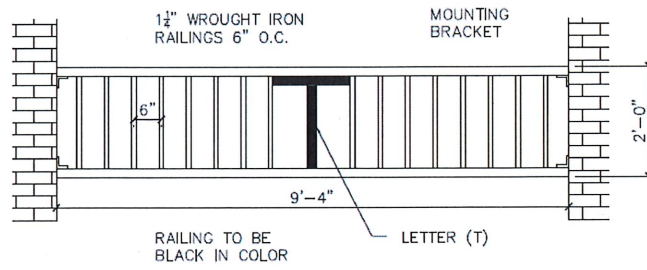


13880 Edgewater



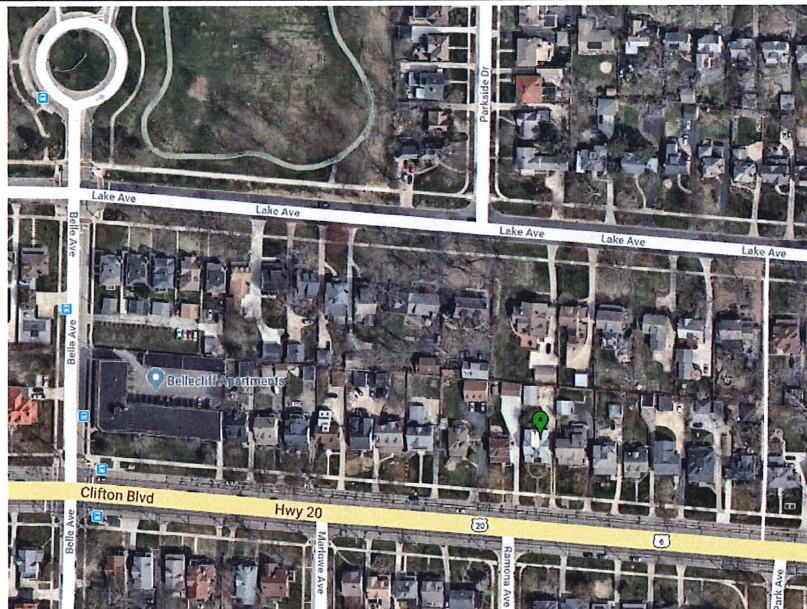
13880 Edgewater





FEATURE RAILING DETAIL

SCALE 1/2"=1'-0"

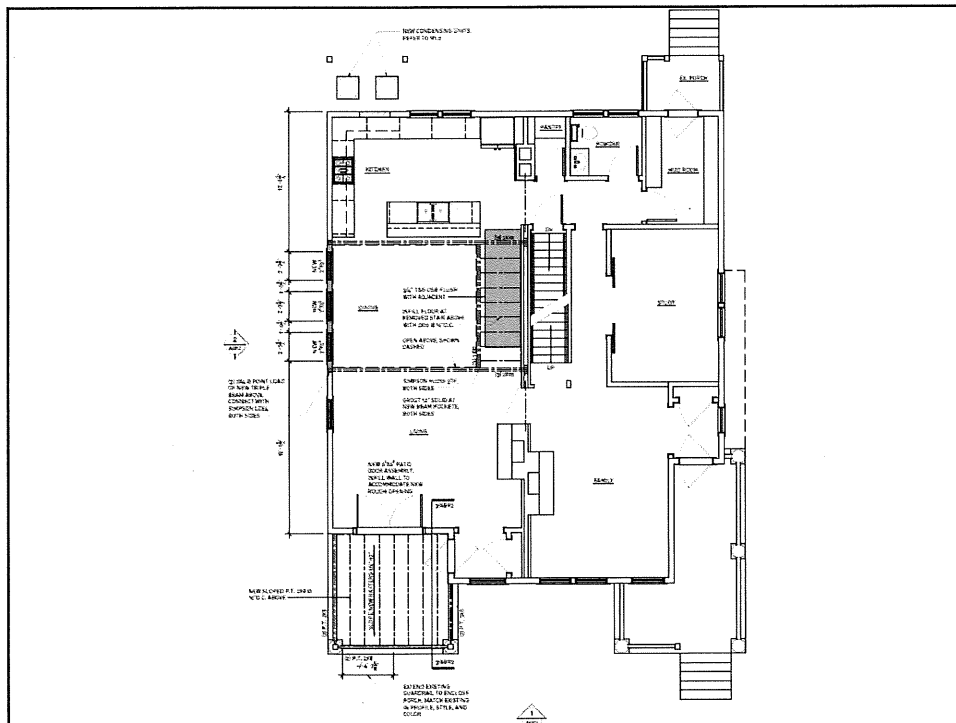
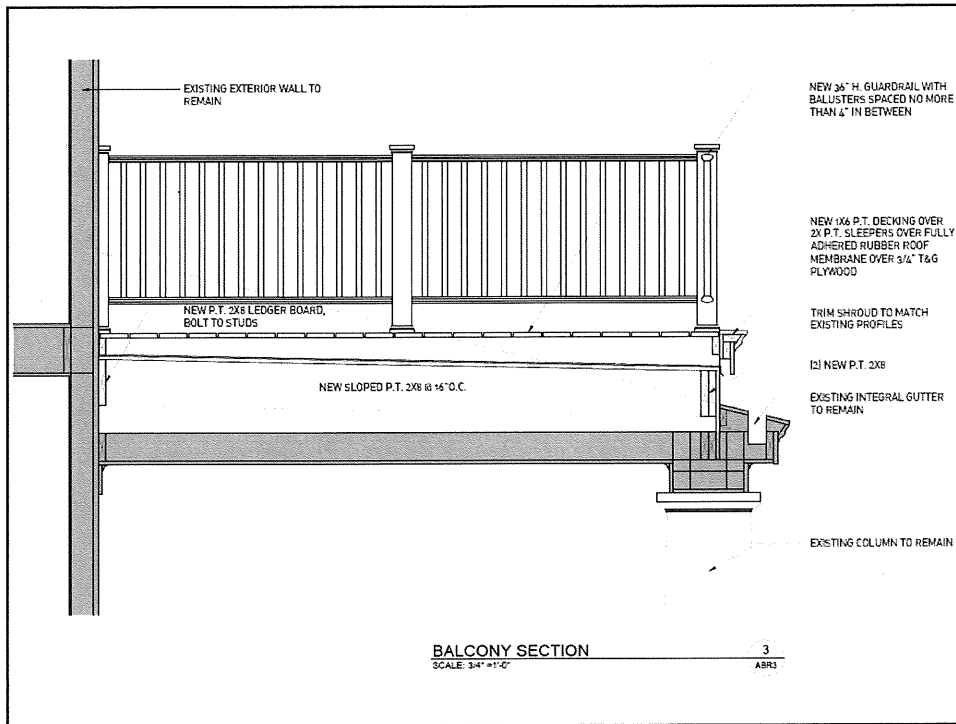


13984 Clifton Boulevard



13984 Clifton Boulevard

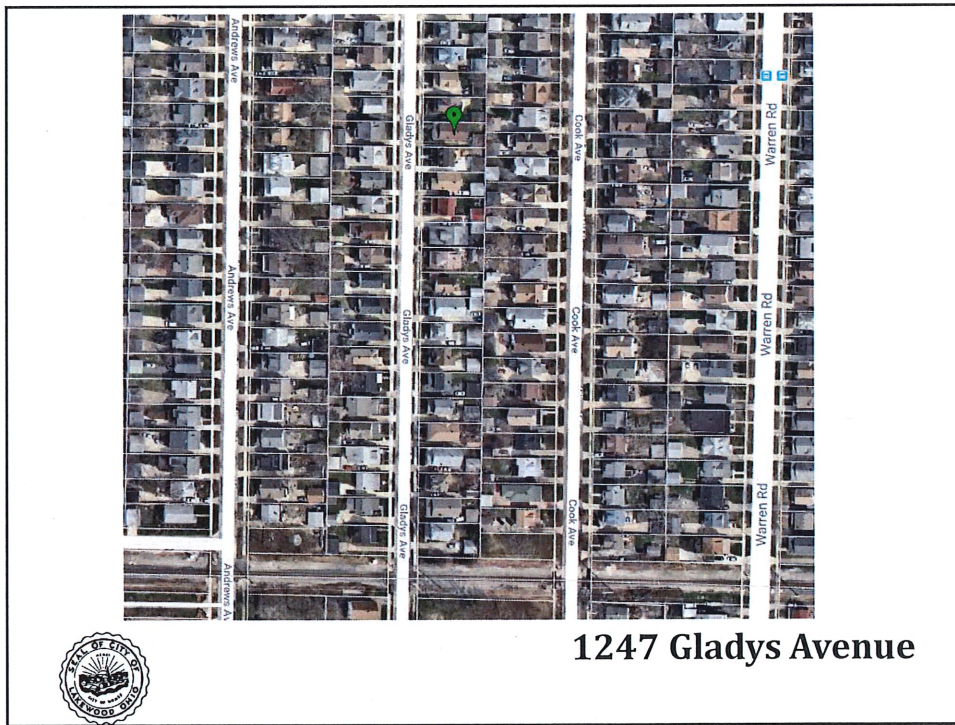
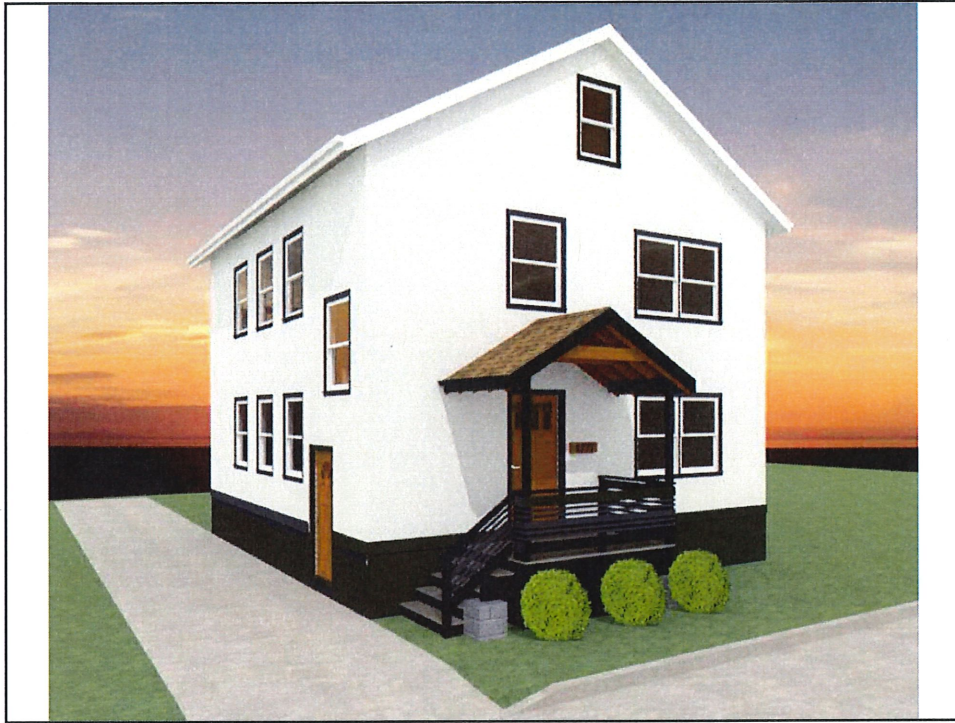






1277 Clifton Prado





1247 Gladys Avenue



1247 Gladys Avenue





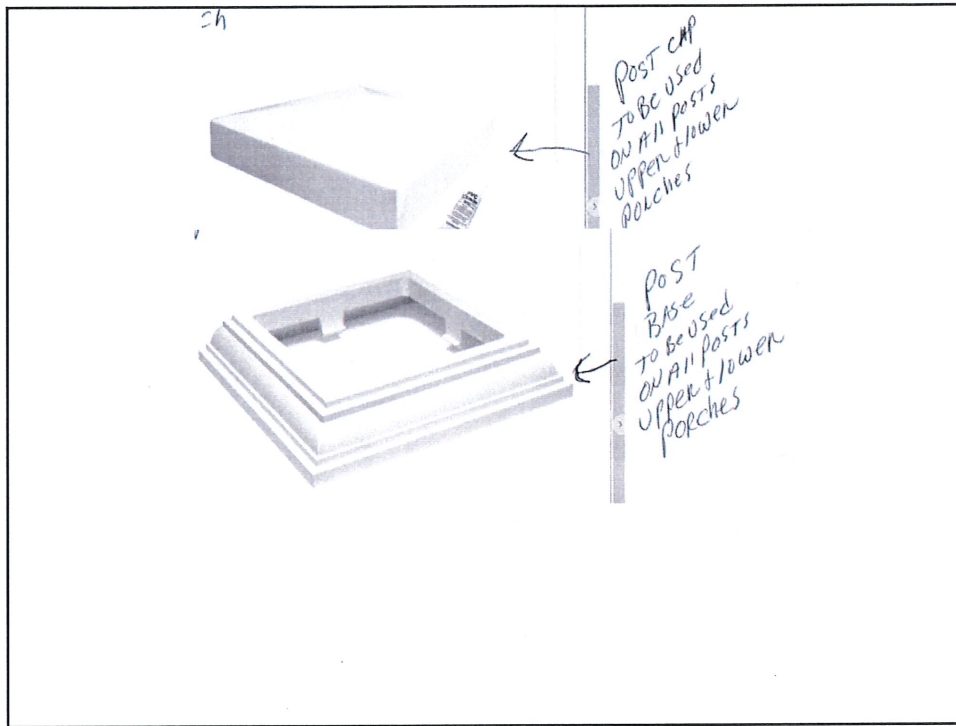


Veranda >

Traditional 8 ft. x 36 in. White PolyComposite Rail Kit without Brackets

★★★★★ (232) [Write a Review](#) [Questions & Answers \(192\)](#)

- Actual size: 92 in. L x 33-1/4 in. H
- Railing is resistant to warping and mold, unlike other composites
- Made from polycomposite, it's our strongest and most durable rail



Applicant has requested
Deferral to July meeting



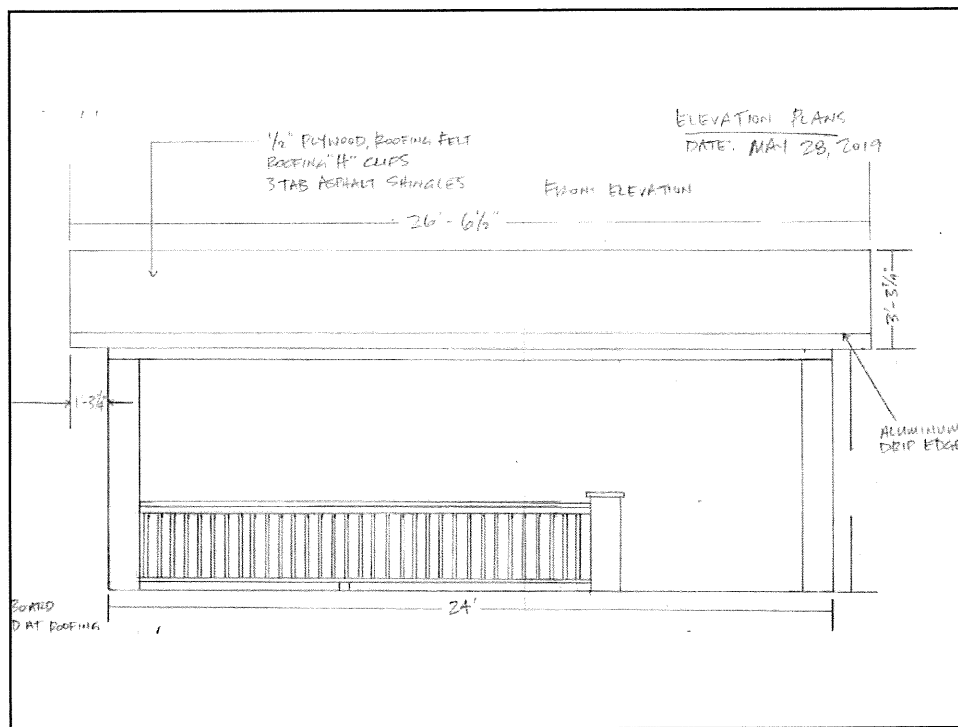
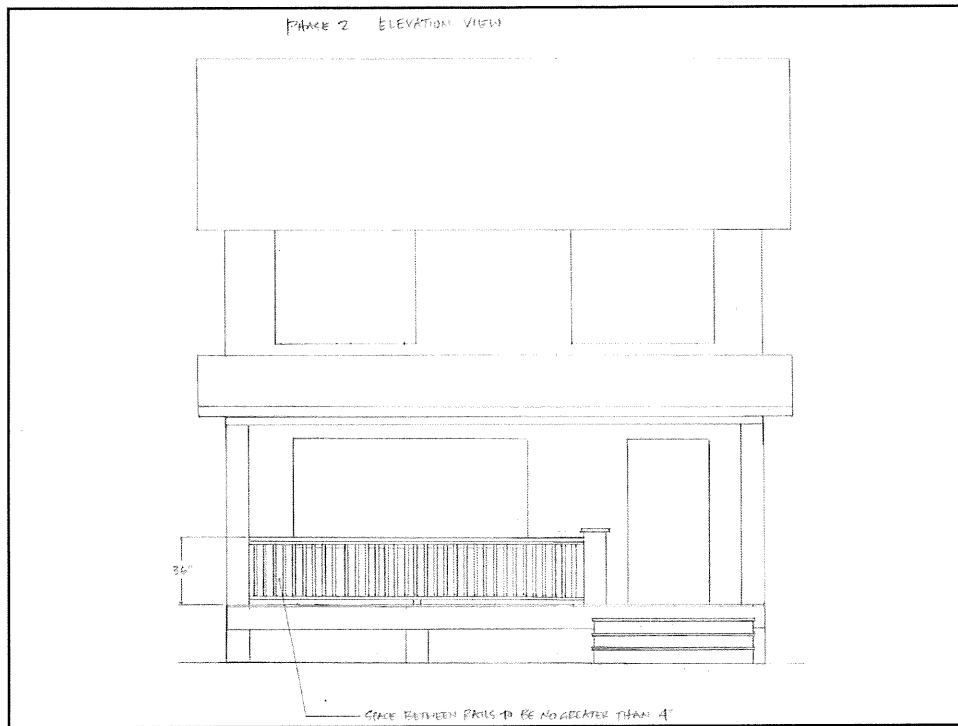
1275 Cook Ave

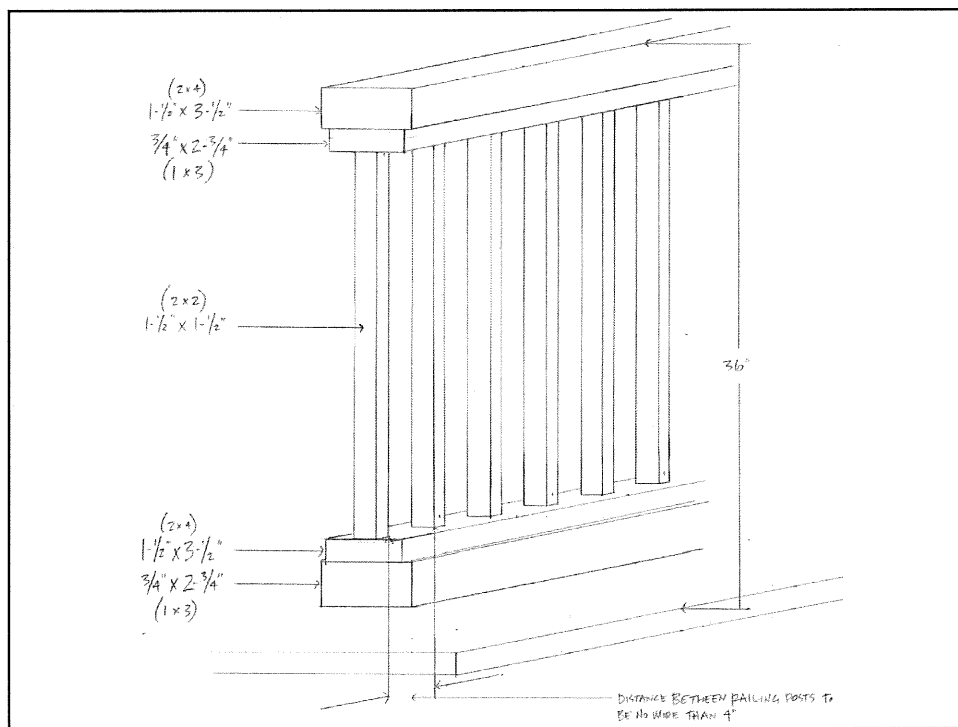
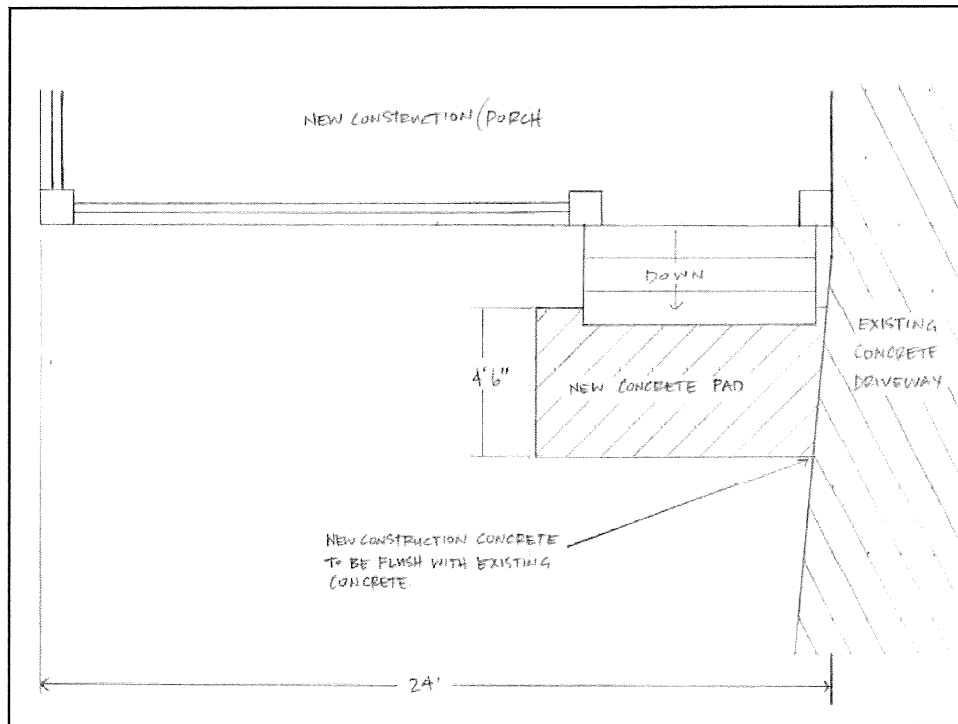


1463 Graber Ave



1463 Graber Ave



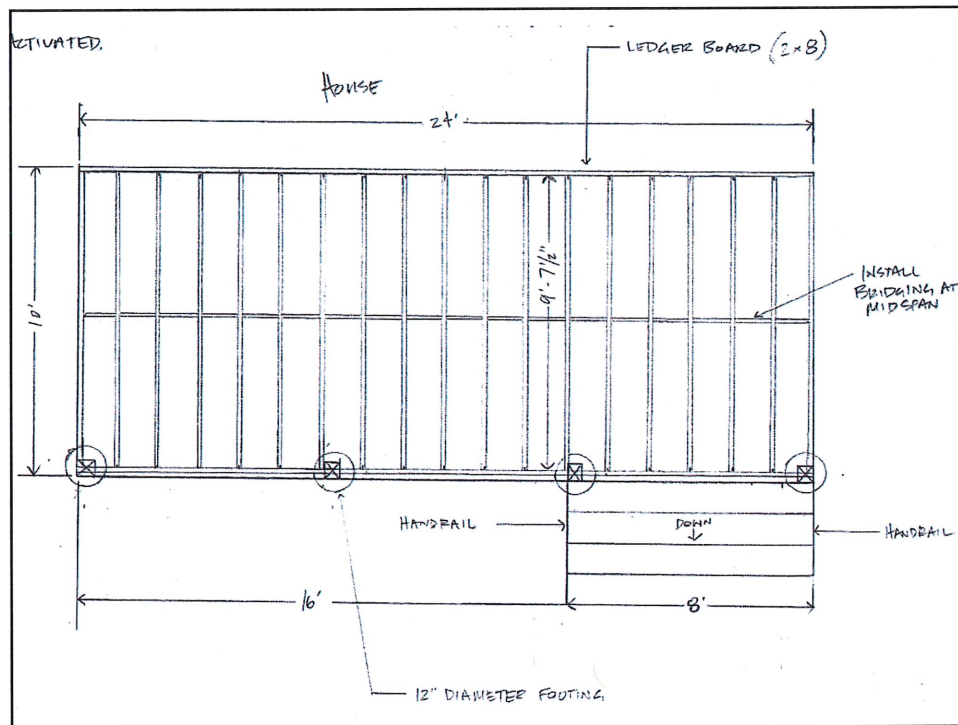
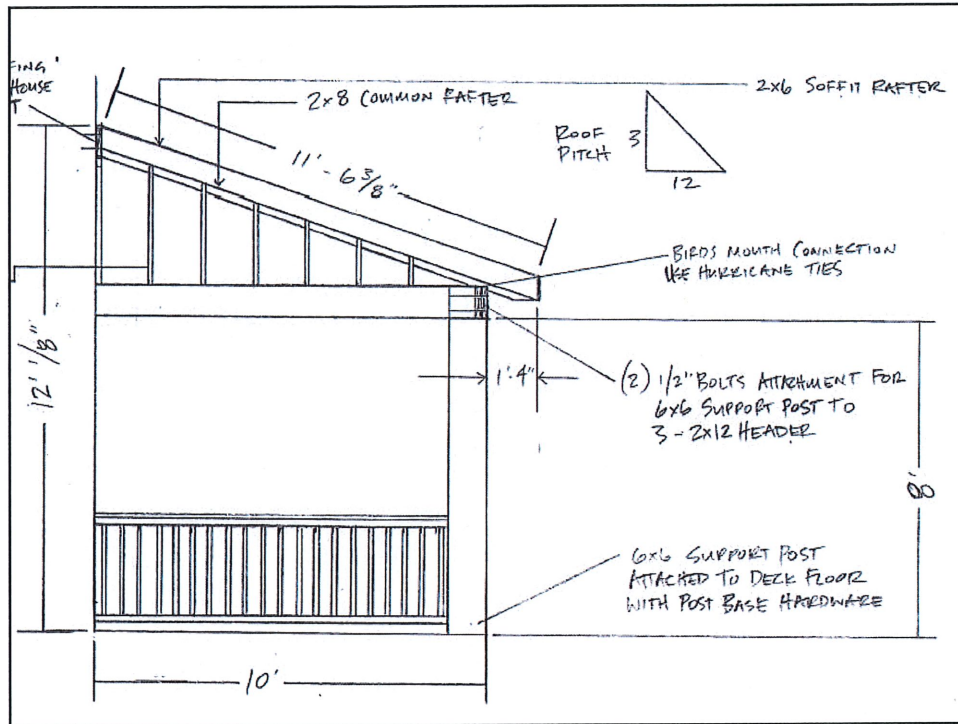


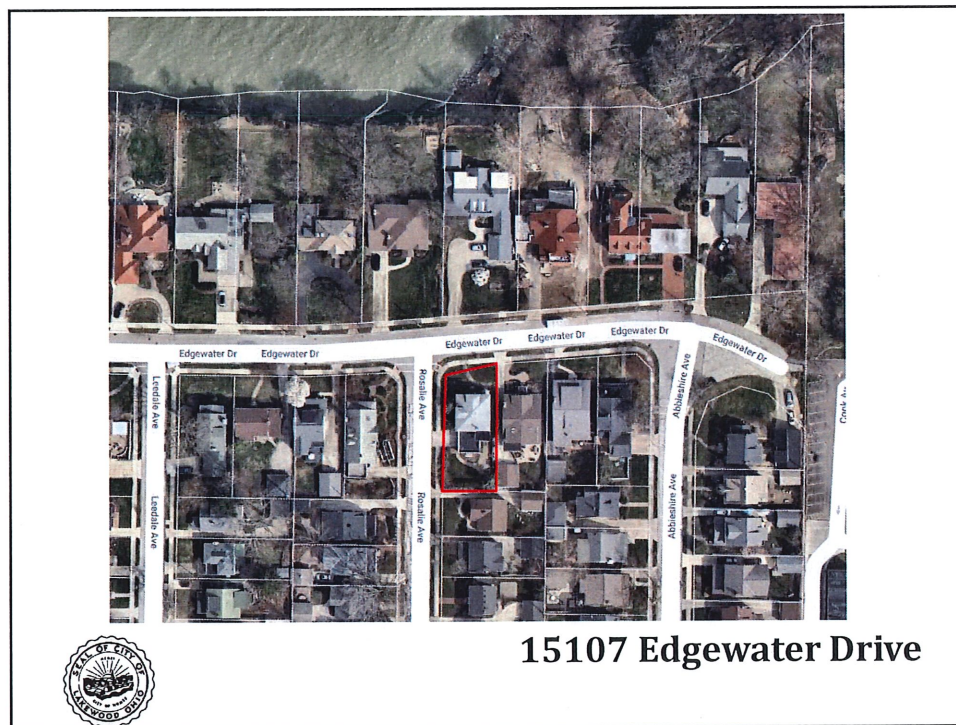
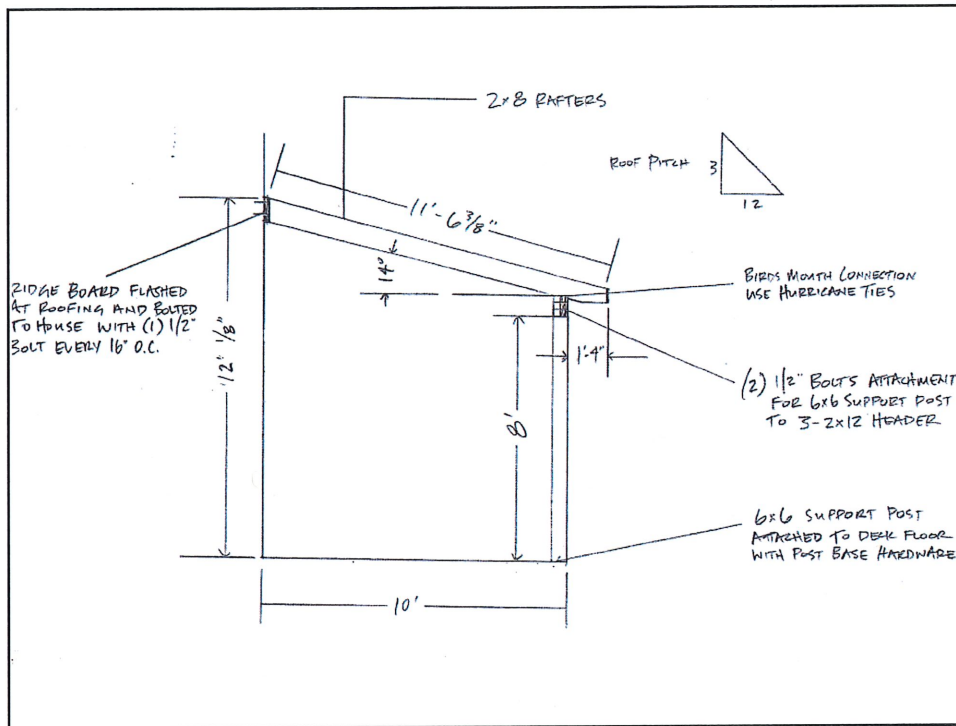
Inspiration



Inspiration



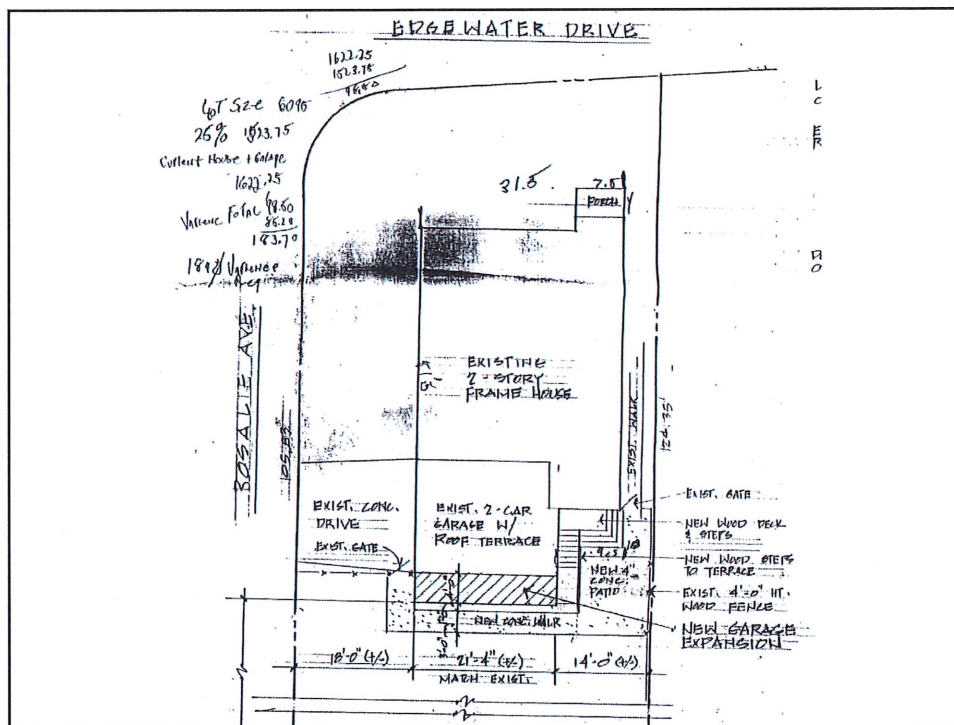




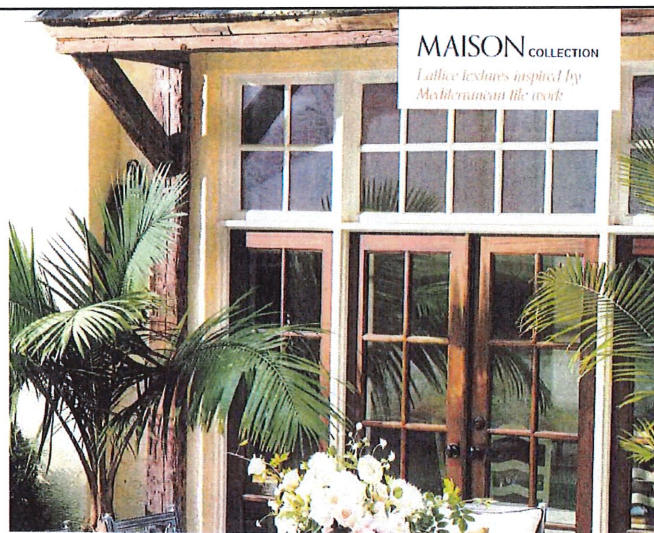
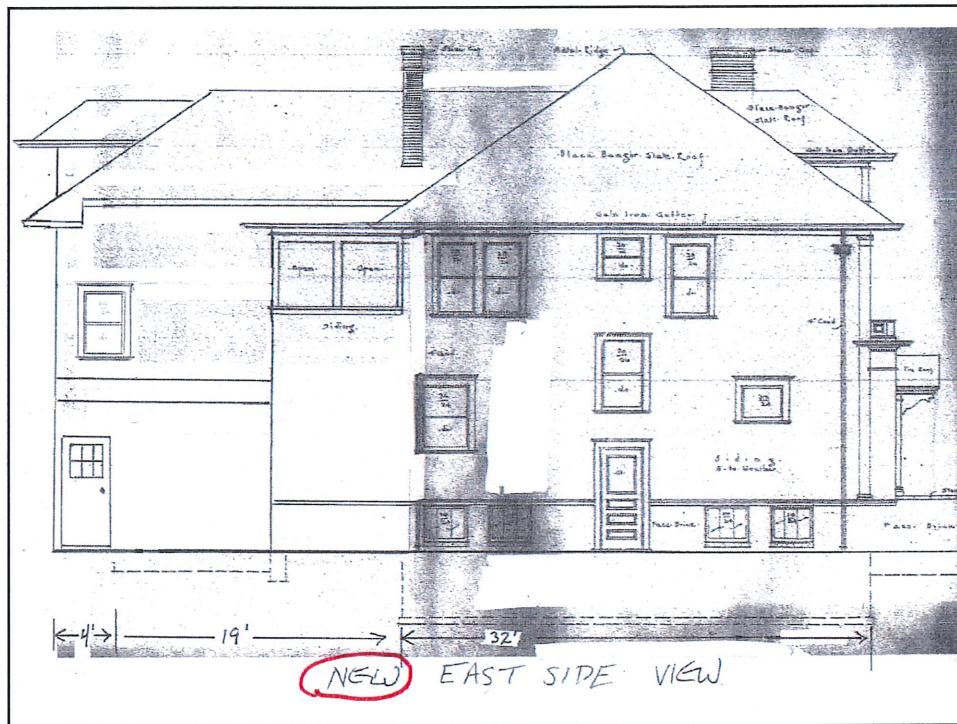


15107 Edgewater Drive

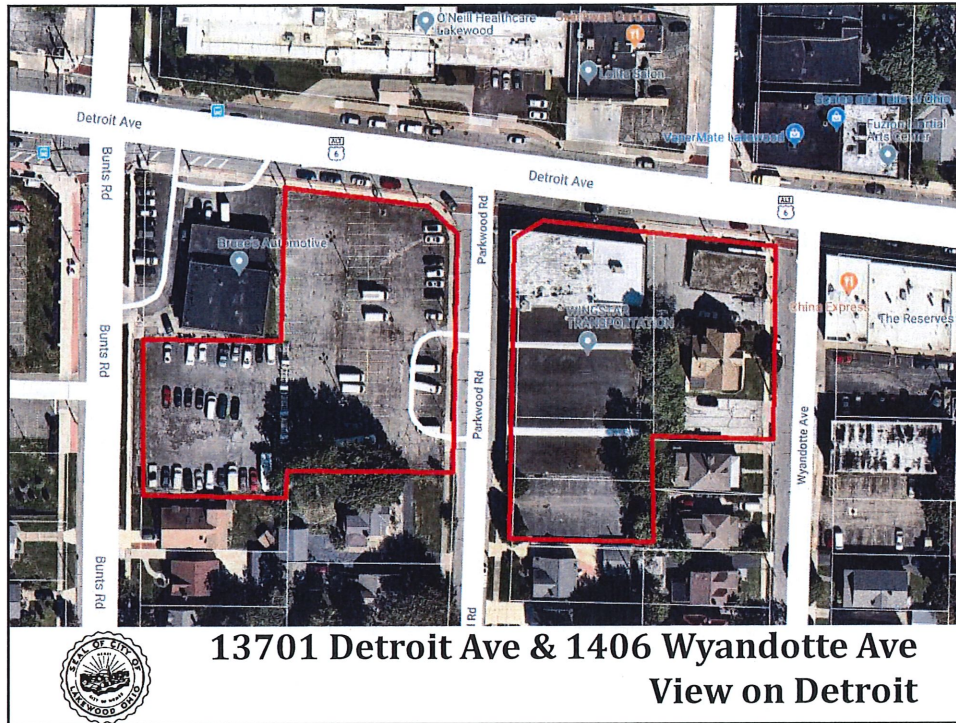




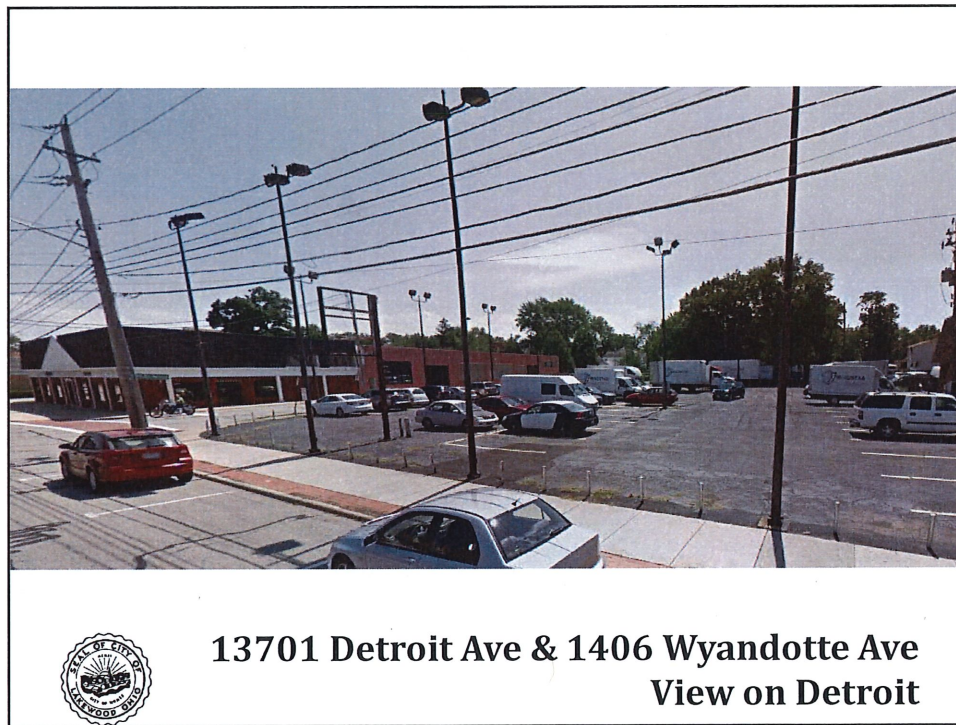




WIFE HAS NOT DECIDED YET
ON "WOW FACTOR" OF SOUTH FACING
WINDOWS



13701 Detroit Ave & 1406 Wyandotte Ave
View on Detroit



13701 Detroit Ave & 1406 Wyandotte Ave
View on Detroit

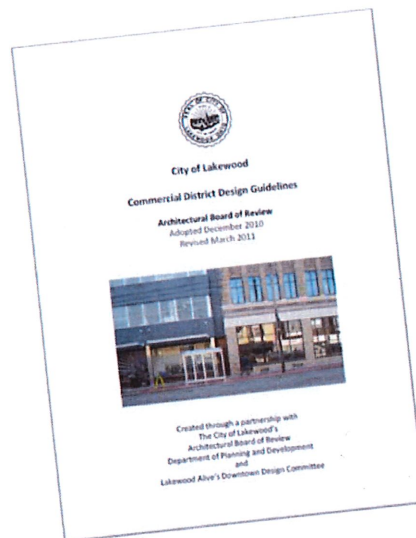
Item Agenda

- Project Introduction
- Applicant Presentation
- City Zoning Analysis
- Board Comments
- Public Comment
- Applicant Response
- Final Board Comments

Action Requested: Deferral to July

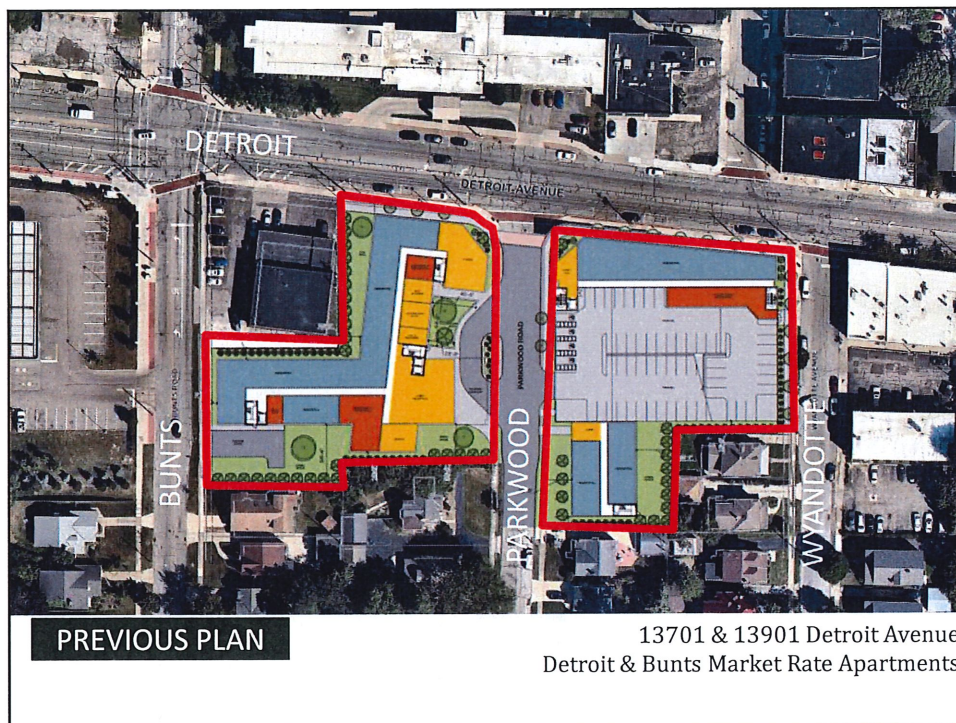
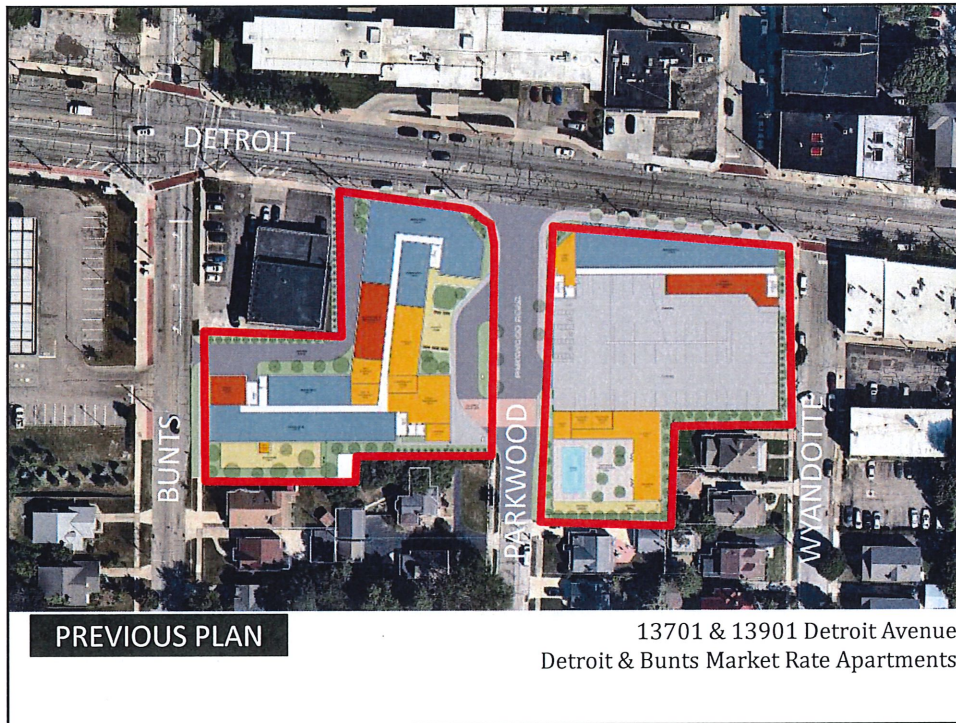
Architectural Board of Review Topics

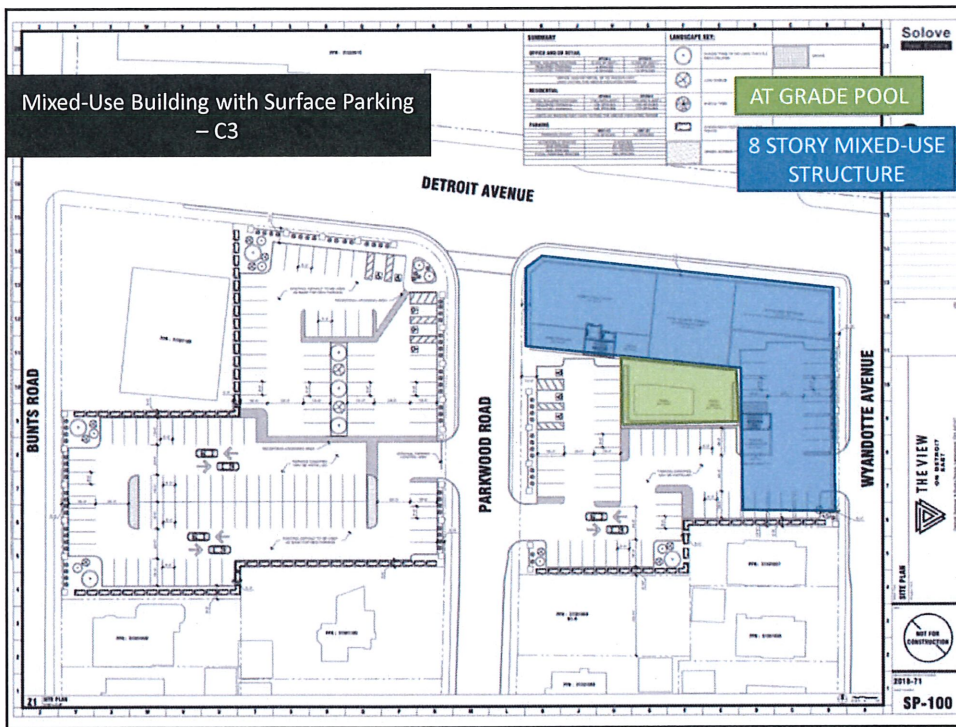
- Guided by Chapter 1325 of the code
- Utilizing the *Commercial Design Guidelines*
- Examples of topics include:
 - Architecture and design of buildings
 - Landscaping
 - Design of parking lot
 - Materials throughout the site

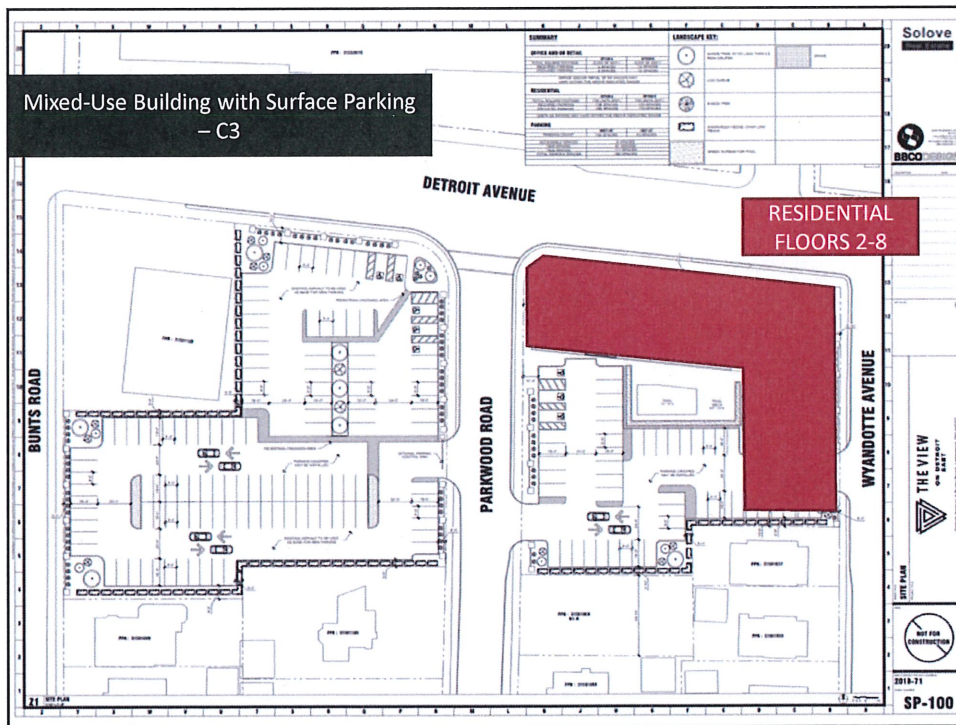
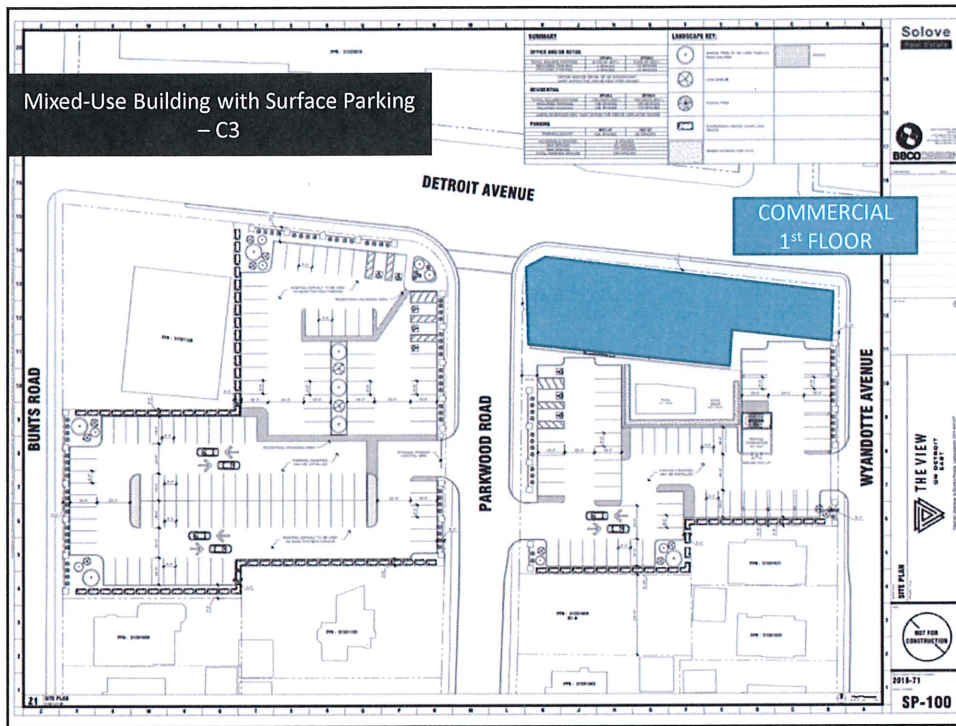


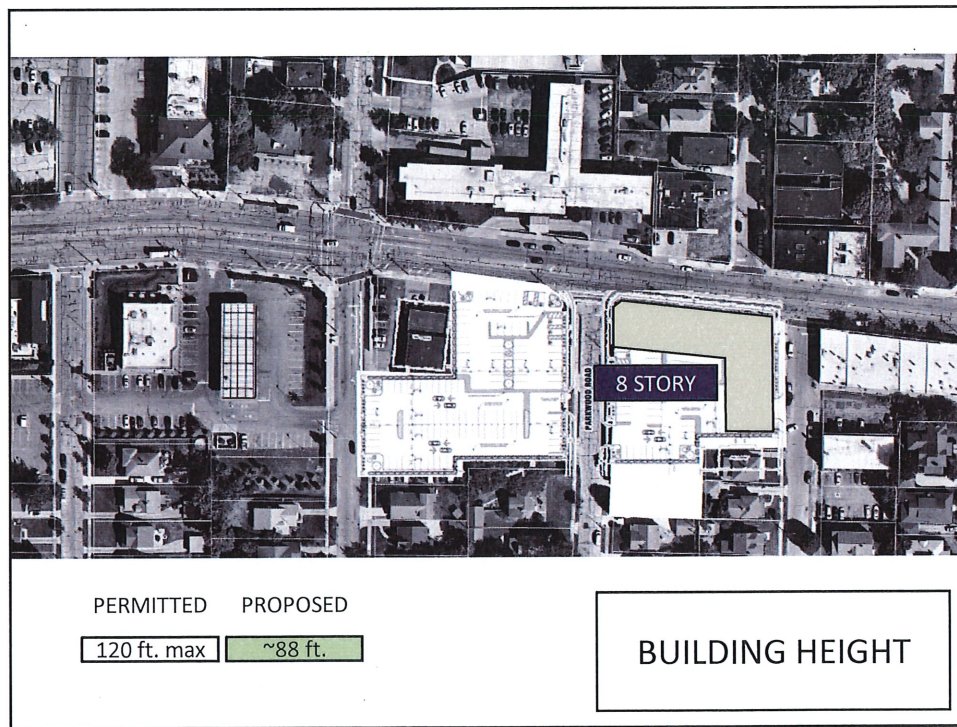
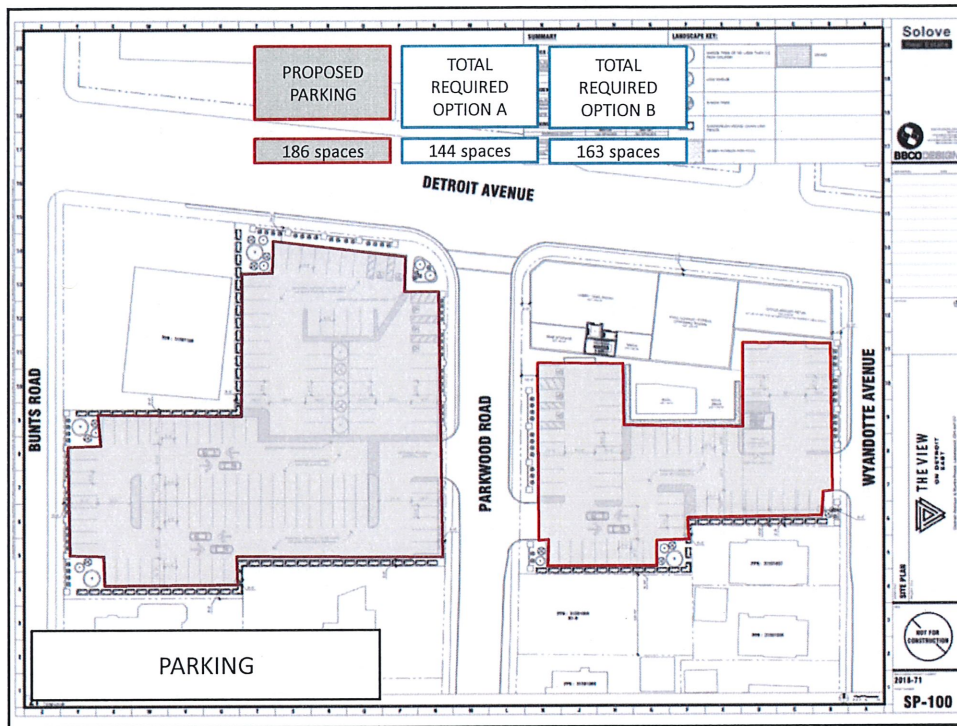
Applicant Presentation









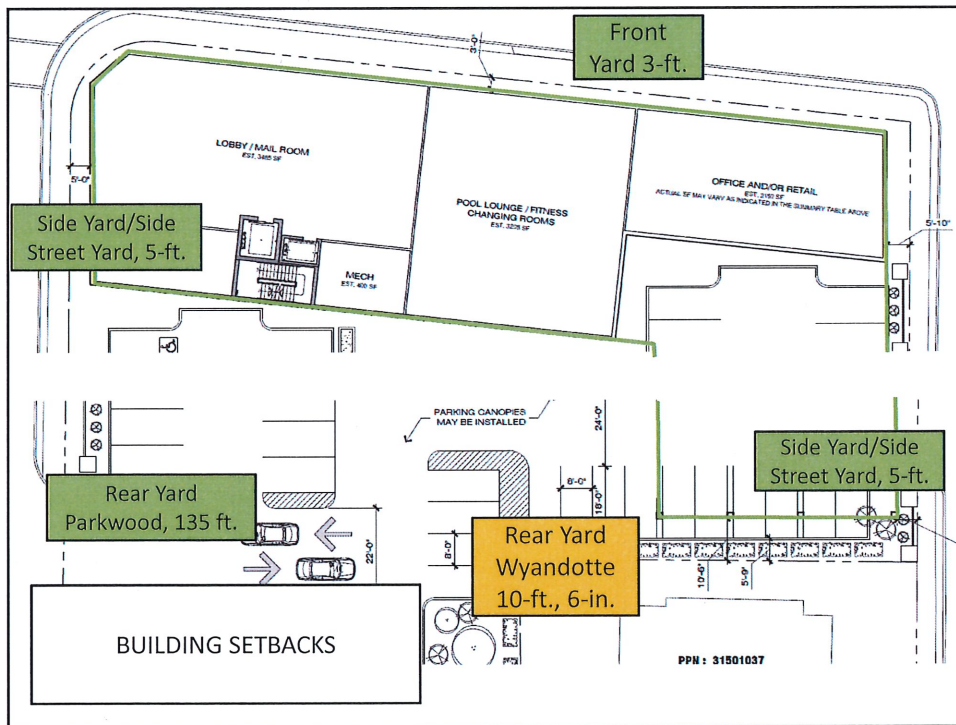


SCHEDULE 1129.06: YARD REQUIREMENTS

	C1 OFFICE	C2 RETAIL	C3 GENERAL BUSINESS	REQUIRED	PROPOSED
Front Yard Depth	As established on the Building Line Map			0-5 ft.	3 ft.
Rear Yard Depth	One-half (½) the height of the building, but in no less than five (5) feet ³			44 ft.	10.5 ft.
Side Yard Width	none ^{1, 3}	none ^{1, 3}	5 feet ^{1, 3}	5 ft.	5 ft.
Side/Rear Yard Depth where adjacent to a residential use or district	10 feet ^{2, 3}	5 feet ³	10 feet		
Front Yard Depth, Madison and Detroit	Maximum 5 feet			0-5 ft.	3 ft.

- 1 On a corner lot the side street yard shall be five (5) feet.
 - 2 May be reduced to five (5) feet if a wall or fence with adequate landscape screen
 - 3 Roof exhausts must be ten (10) feet from property line.
- (Ord. 12-11. Passed 5-2-2011.)

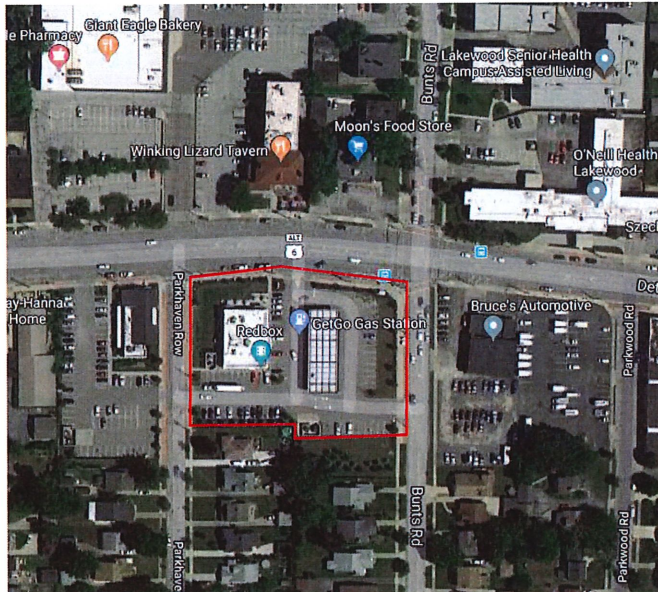
**C3 YARD
REQUIREMENTS**



Item Agenda

- Project Introduction
- Applicant Presentation
- City Zoning Analysis
- Board Comments
- Public Comment
- Applicant Response
- Final Board Comments

Action Requested: Deferral to July



**14013 Detroit Avenue
GetGo**



14013 Detroit Avenue
GetGo

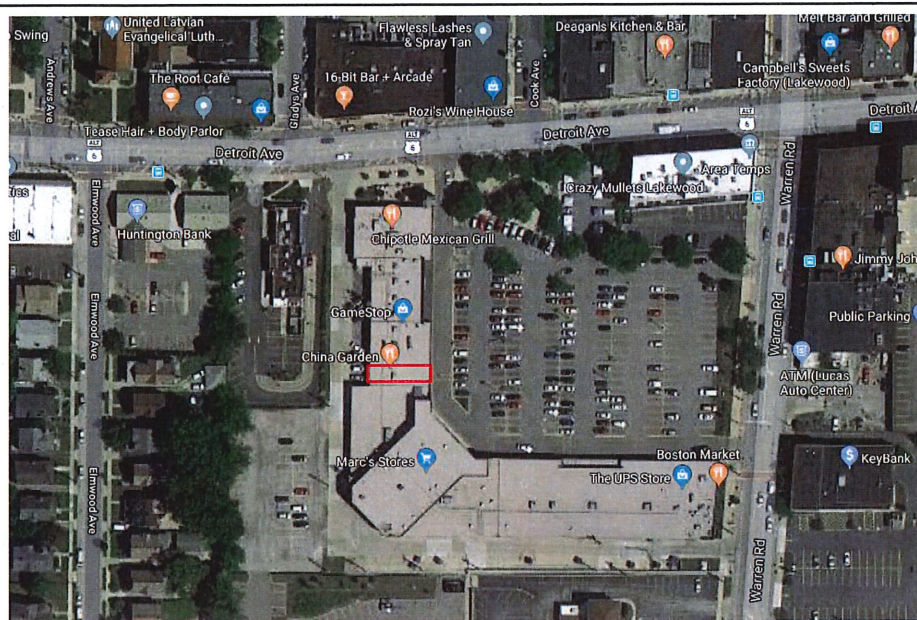






Proposed sign package: 91.25 square feet

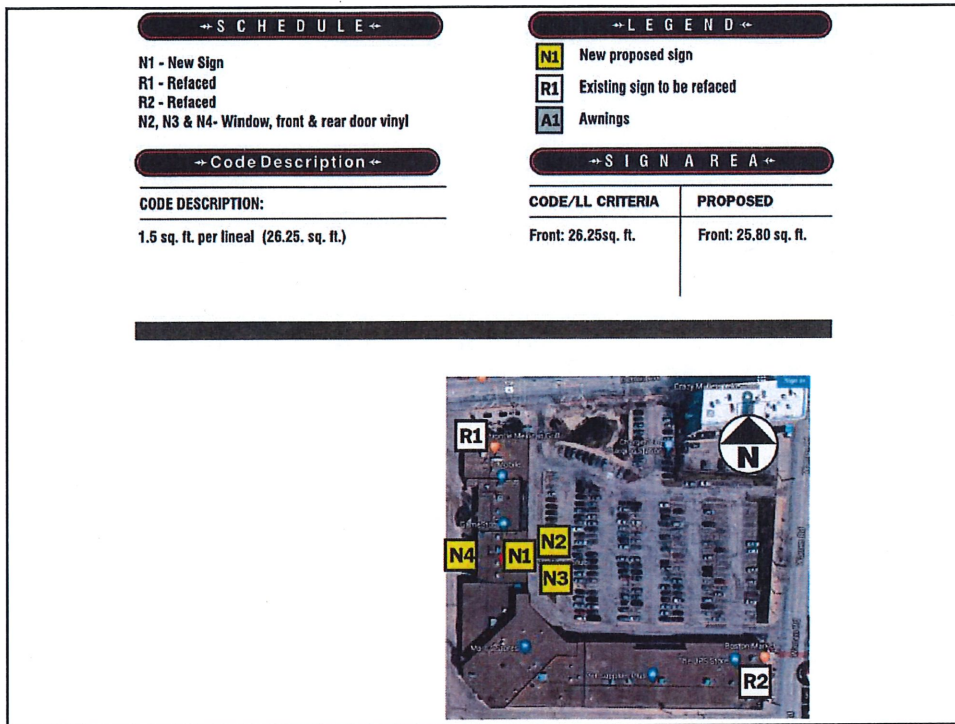
Current package: 103.2 square feet

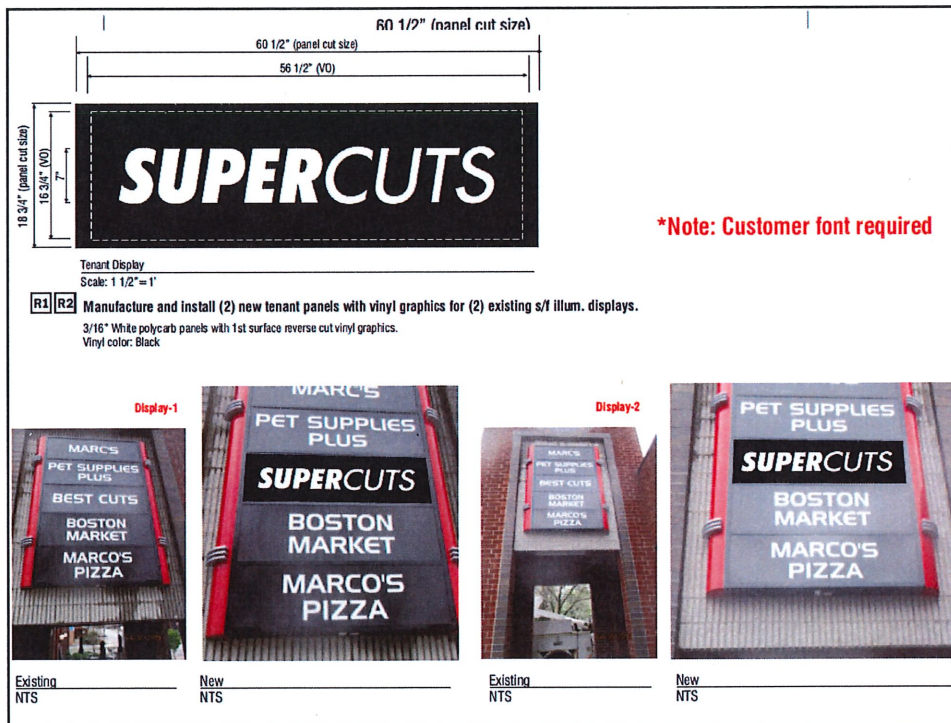
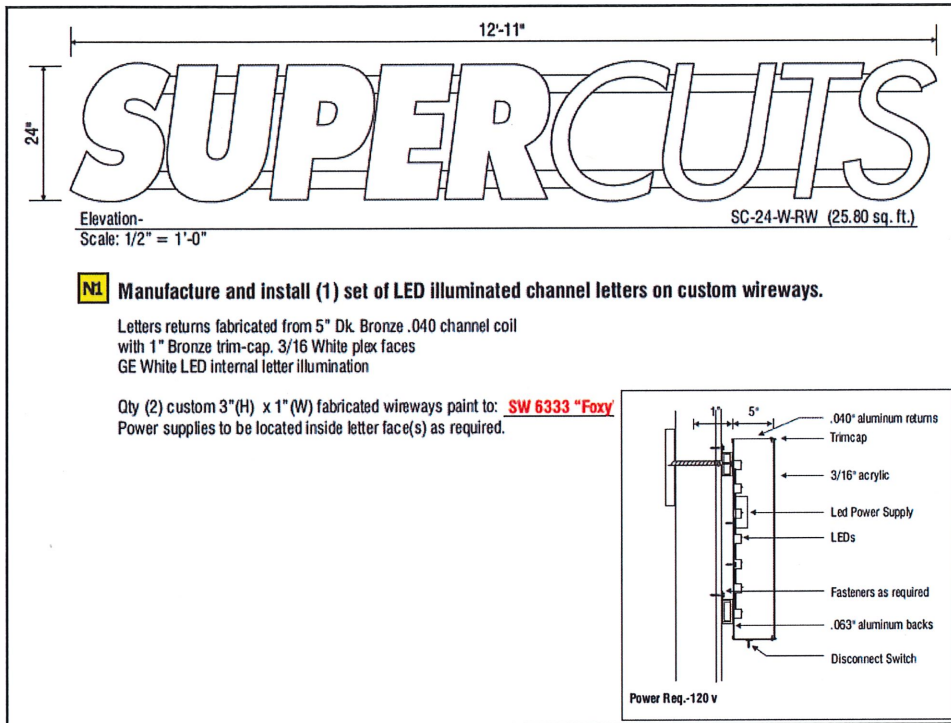


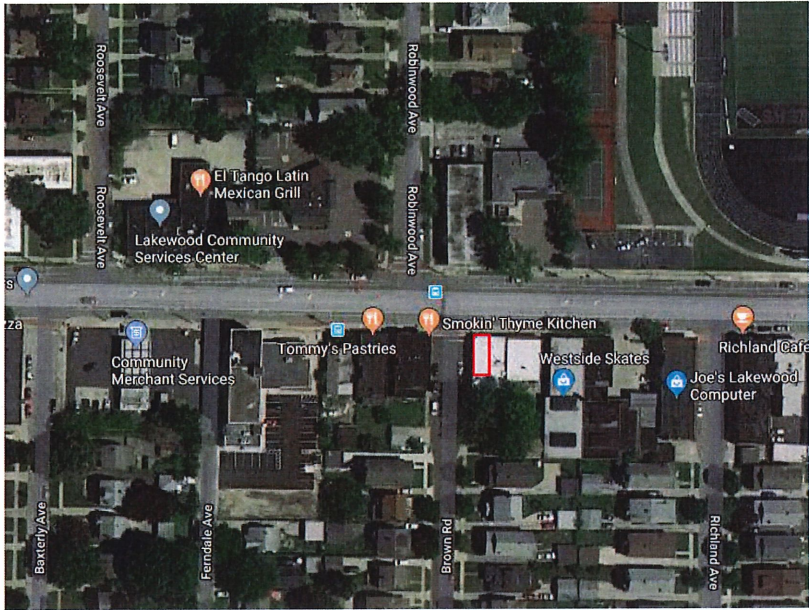
**14863 Detroit Avenue
Super Cuts**



**14863 Detroit Avenue
Super Cuts**



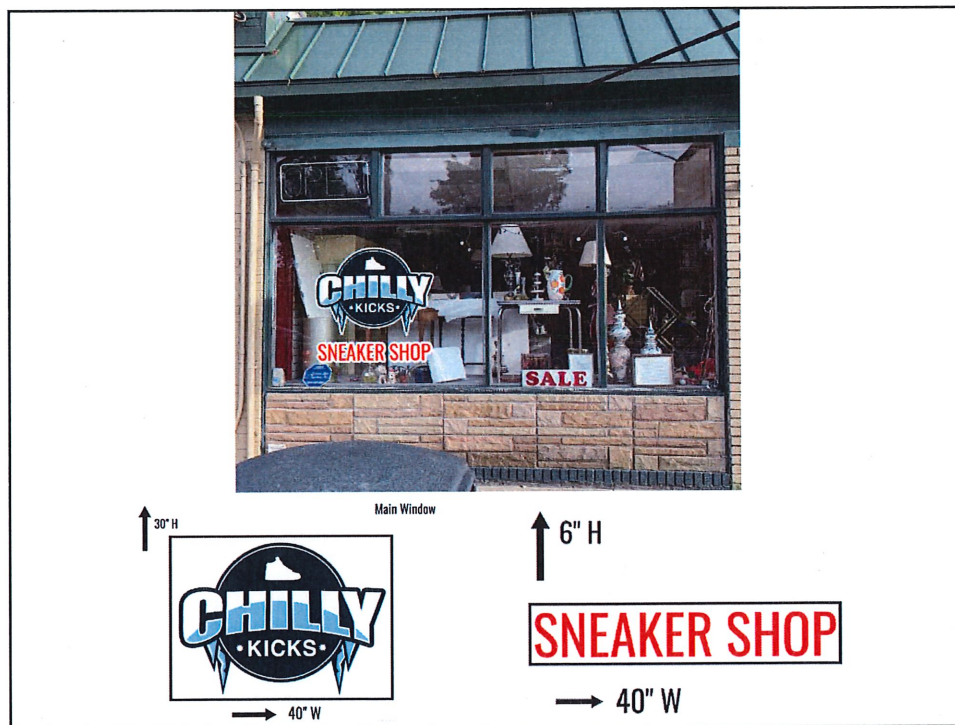


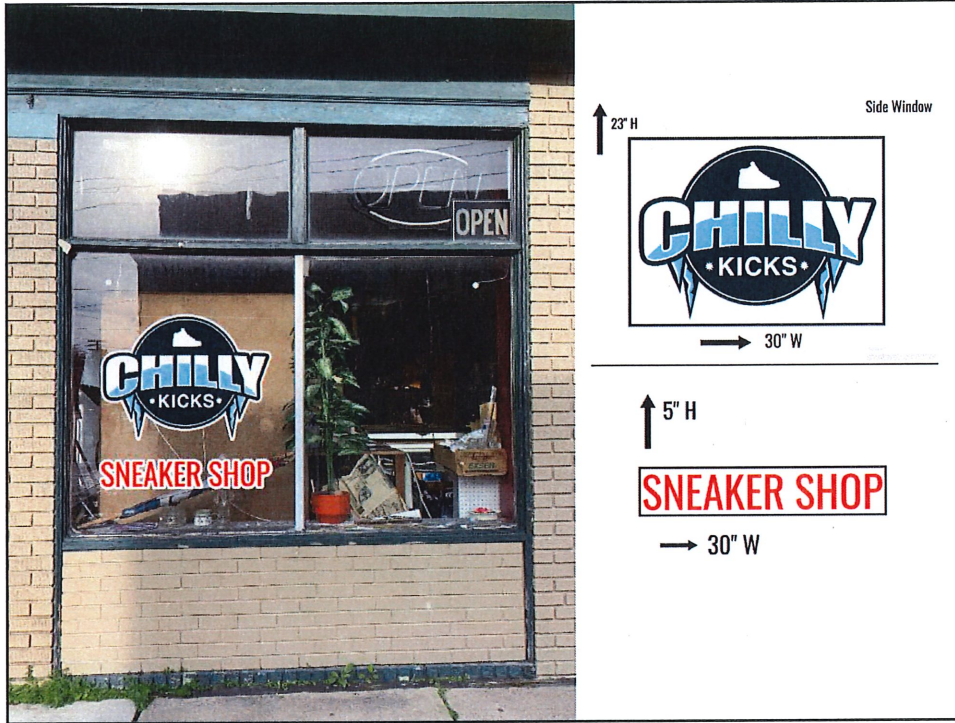


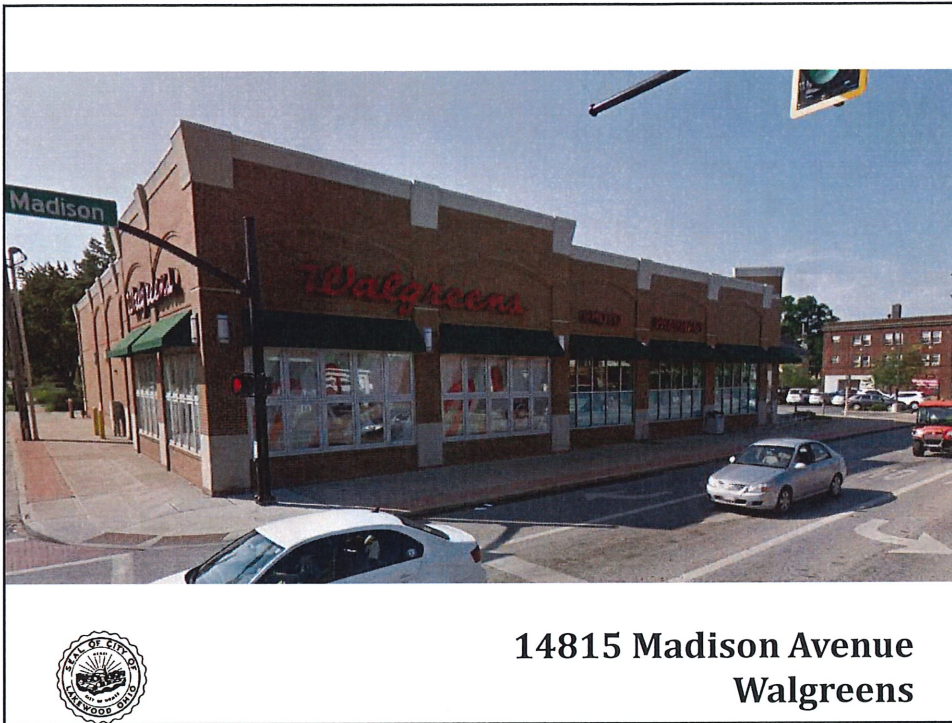
14057 Madison Avenue
Chilly Kicks



14057 Madison Avenue
Chilly Kicks







DESIGN DATE: 05/10/18
ACCOUNT REP: C. Trimmer
DESIGNER: L.B.
APPROVED BY:

28' 1/4" EXISTING V.O. PER SURVEY

PROPOSED

100' 11" EXISTING V.O. PER SURVEY

Site Identification
FACE REPLACEMENTS
Page 3 of 8

8' 6 1/4"

2' 8 1/4" 1' 0" 1' 0"

FACE REPLACEMENT LAYOUTS
SCALE: 1/2" = 1'-0"

SPECIFICATIONS:
FACE: FLAT, BACKGROUND WHITE, DECORATION SEE COLOR CHART.
EXISTING RETAINER: 2"

Note: EXISTING FACES WILL BE REMOVED

EXISTING

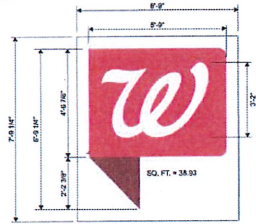
EXISTING CLOSE-UP

PROGRAM COLORS: WALGREENS

- PANTONE 186 C - RED
- 3M 3630-63 - CARDINAL RED
- PANTONE 642 C - BLUE
- 3M 3633-277 - AZURE
- WHITE

Artwork of Design Survey
ALL RIGHTS RESERVED TO WALGREENS

DESIGN DATE: 05/13/18
 ACCOUNT REP: C. Thomas
 DESIGNER: LB
 APPROVED BY:

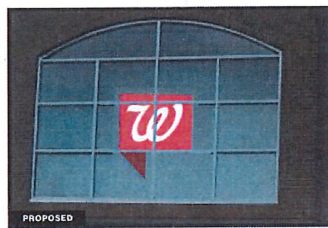


CORNER ICON INTERIOR TOWER SIGN
 NON-ILLUMINATED



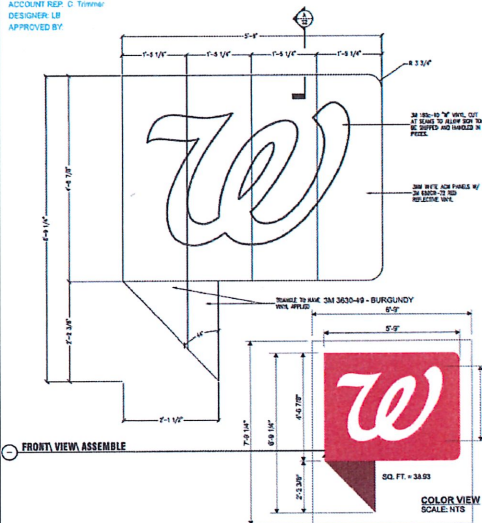
Site Identification TOWER ELEVATION

Page 4 of 8

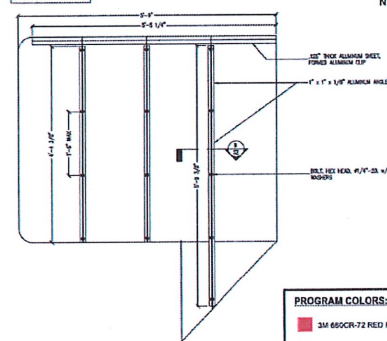


Artwork of Design of Survey
 ALL RIGHTS RESERVED TO ARTWORK OF DESIGN

DESIGN DATE: 05/13/18
 ACCOUNT REP: C. Thomas
 DESIGNER: LB
 APPROVED BY:



NOTE: SITE LAYOUT
 DRAWING FOR
 REPRESENTATION ONLY.
 USE ARTWORK FOR
 PRODUCTION



Site Identification Corner Icon Wall Sign Non-Illuminated

Page 5 of 8

PROGRAM COLORS: WALGREENS

- 3M 660CR-72 RED REFLECTIVE
- 3M 3630-49 - BURGUNDY
- 3M 180C-10 WHITE

Artwork of Design of Survey
 ALL RIGHTS RESERVED TO ARTWORK OF DESIGN



